

JERRY MCINTURFF
SKAGIT COUNTY AUDITOR

SKAGIT COUNTY WASHINGTON

92 JUL 16 AM 11:17

JUL 16 1992

WATER PIPELINE EASEMENT

Amount Paid to
Skagit Co. Treasurer
By *[Signature]* Deputy

RECORDED FILE
REQUEST OF PUD

9207160065

1415 Fremont
MU 48-98213

THIS AGREEMENT is made this 13th day of July, 1992, between GERALD T. RUMSEY and LYNN S. RUMSEY, husband and wife, hereinafter referred to as "Grantor", and PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, a Municipal Corporation, hereinafter referred to as "District". Witnesseth:

WHEREAS, Grantor is the owner of certain lands and premises situated in the County of Skagit, and

WHEREAS, the District wishes to acquire certain rights and privileges along, within, across, over, under and upon the said lands and premises.

NOW, THEREFORE, Grantor, for and in consideration of mutual benefits and other valuable consideration, receipt of which is hereby acknowledged, conveys and grants to the District, its successors or assigns, the perpetual right, privilege and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the following described lands and premises in the County of Skagit, State of Washington, to wit:

The vacated 20 foot wide alley except for the north 32.5 feet, together with the east 35 feet of Lot 25, the east 20 feet of the west 90 feet of Lot 26, and the east 20 feet of the west 90 feet of the south 50 feet of vacated First Street, which is adjacent to and contiguous with Lot 26. All lots being in Block 210, Plat of "Fidalgo City - Skagit County and Territory of Washington", as recorded in Volume 2 of Plats, Pages 113, 114, 115, Records of Skagit County, Washington.

Situate in Skagit County, Washington

together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to said line. The Grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this Agreement is vested in the District.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement, or in any

9207160065

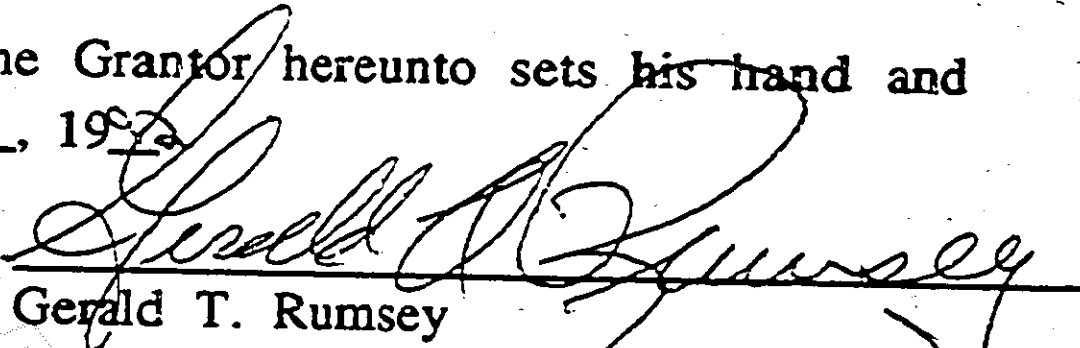
BK 1095 PG 0475

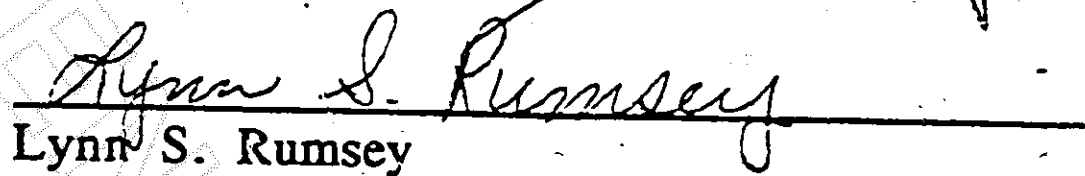
way interfere with, obstruct or endanger the District's use of the easement.

The Grantor also agrees to and with the District that the Grantor lawfully owns the land aforesaid, has a good and lawful right and power to sell and convey same, that same is free and clear of encumbrances except as indicated in the above legal description, and that Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Any mortgage on said land held by a mortgagee is hereby subordinated to the rights herein granted to the District; but in all other respects the mortgage shall remain unimpaired.

In Witness Whereof, the Grantor hereunto sets his hand and seal this 13 day of July, 1992.


Gerald T. Rumsey


Lynn S. Rumsey


STATE OF WASHINGTON
COUNTY OF SKAGIT

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this 6th day of July 1992, personally appeared before me Lynn S. Rumsey and acknowledged the within and foregoing instrument to be her free and voluntary act and deed, for the uses and purposes therein mentioned.

In Witness Whereof I have herunto set my hand and affixed my official seal, the day and year herein above written.




Notary Public In and For the
State of Washington residing
in Anacortes

My commission expires 9/1/95

9207160065

BK 1095 260476-A

9207160065

BK 1095 260476