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200301270205
Skagit County Auditor

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Document Title: **Easement**

Reference Number of Related Document: **8409250060**

Grantor(s): **Gary L. Spry and Carol F. Spry, husband and wife**

Additional Grantor(s) on page N/A of document.

Grantee(s): **City of Anacortes; James Ramaglia and Susan E. Ramaglia, husband and wife**

Additional Grantee(s) on page N/A of document.

Abbreviated legal description: **Lots 4, 5, and 6, Block 4, J. M. MOORE'S ADDITION TO ANACORTES**

Additional legal description(s) on page(s) 1 & 2 of document.

Assessor's tax/parcel numbers: **3804-004-006-0008 / P57916**

EASEMENT

This easement is granted this 16 day of JAN., 2003 by Gary L. Spry and Carol F. Spry, husband and wife ("Grantors") to the City of Anacortes, Washington, and to James and Susan E. Ramaglia, husband and wife ("Grantees").

RECITALS

1. The Grantors are the record owners of real property situated in Anacortes, Skagit County, Washington, described as follows:

Lots 4, 5, and 6 in Block 4 of "J. M. MOORE'S ADDITION TO ANACORTES", as per plat recorded in Volume 1 of Plats, page 32, records of Skagit County, Washington.

Assessor's tax/parcel numbers: 3804-004-006-0008 / P57916

2. Edward G. Knorr is the record owner of real property situated in Anacortes, Skagit County, Washington, described as follows:

Lots 13, 14, and the East Half of Lot 15 of Block 4, J. M. MOORE'S ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 1 of Plats, page 32, records of Skagit County, Washington.

Assessor's tax/parcel numbers: 3804-004-014-0008 / P57920

3. In conjunction with Edward G. Knorr, the City of Anacortes wishes to perform storm drainage improvements upon a portion of 33rd Street in Anacortes which runs along the southern perimeter of Block 4. The Grantors, Mr. Knorr, and the City of Anacortes, all agree that storm water from 33rd Street should be diverted, through a series of drainage lines across Mr. Knorr's property and the Grantor's property, into the City's storm sewer system along 32nd Street.

4. Grantees James Ramaglia and Susan E. Ramaglia are the record owner of real property situated in Anacortes, Skagit County, Washington, described as follows:

Lots 18, 19, and 20, Block 4, J. M. MOORE'S ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 1 of Plats, page 32, records of Skagit County, Washington.

Assessor's tax/parcel numbers: 3804-004-020-0000 / P57922

5. Mr. and Mrs. Ramaglia are also the record owners of an easement over and under the Westerly 5 feet of Grantor's Lot 4, for purposes of installing, maintaining and replacing a surface water drainage line. That easement is recorded in the Records of Skagit County at Reference Number 8409250060.

6. Mr. and Mrs. Ramaglia now wish to connect a private catch basin located upon their property, down the alley between 32nd Street and 33rd Street, to the storm drainage line that will be installed by Mr. Knorr and/or the City of Anacortes. In consideration for obtaining the right to share in this easement across the Grantors' property, Mr. and Mrs. Ramaglia will contemporaneously agree to terminate their current easement across the Grantors' Lot 4.

6. All the above parties anticipate a mutual benefit from improving the storm and/or surface water diversion in and around Block 4 of J. M. MOORE'S ADDITION TO ANACORTES.

THEREFORE,

In consideration of mutual benefit, the Grantors hereby grant and convey to the Grantees an easement over and under the Easterly 8 feet of Lot 6, Block 4, J. M. MOORE'S ADDITION TO ANACORTES, for the purpose of installing, maintaining, and replacing a storm water drainage line.

This easement shall be a Public easement in favor of the City of Anacortes. This easement shall also be an easement appurtenant to Lots 18, 19, and 20, allowing Grantees James Ramaglia and Susan E. Ramaglia, and their successors in interest, to share in the easement for purposes of draining surface water from Lots 18, 19, and 20.

The cost of installation, maintenance and replacement of the drainage line shall not be the responsibility of Grantor. The installation, maintenance and replacement of any drainage line shall be conditioned upon such drainage line being buried to sufficient depth that it will not interfere with the use of the surface of the easement area by the Grantors, and the restoration of the surface of the easement area to the condition in which it was prior to any installation, maintenance work or replacement.

The Grantors, at their expense, reserve the right to install, maintain and replace a drainage line in said Easterly 8 feet of Lot 6, and to connect the same, at their expense, to the drainage line there installed.



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Skagit County Auditor

DATED this 11 day of January, 2003.

Gary L. Spry
Gary L. Spry

Carol F. Spry
Carol F. Spry

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

Before me today, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Gary L. Spry and Carol F. Spry, to me known or satisfactorily identified to be the persons named in the within and foregoing instrument, who executed said instrument in my presence and acknowledged the instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this 11 day of January, 2003.



Myalia Ann Rowland
(Signature)

Myalia Ann Rowland
(Print Name)

Notary Public in and for the State of Washington, residing at Arroyo Viejo
My Commission expires: July 12, 2005

Easement
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 27 2003

Amount Paid \$ 0
Skagit County Treasurer
By: mem Deputy



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Skagit County Auditor