



200306270247

Skagit County Auditor

6/27/2003 Page 1 of 2 4:14PM

Document Title:

Access and Utility Easement

Reference Number :

\_\_\_\_\_

Grantor(s):

additional grantor names on page \_\_\_\_

1. Donald M. Caldwell

2.

Grantee(s):

additional grantee names on page \_\_\_\_

1. Bonnie Acres Community Association

2.

Abbreviated legal description:

full legal on page(s) 1

Part of Lot 10 of Bonnie Acres Community Association

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page \_\_\_\_

P 119141

# Access and Utility Easement

THIS AGREEMENT is made this 26<sup>th</sup> day of June, 2003, between **Donald M. Caldwell** hereinafter referred to as "**Grantor**," and **BONNIE ACRES COMMUNITY ASSOCIATION WATER SYSTEM** and to their heirs, successors and assigns, hereinafter referred to as "**Grantee**." Witnesseth:

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

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

NOW, THEREFORE, Grantor, for and in consideration of mutual benefits and for no consideration, conveys and grants to the Grantee, its successors or assigns, the perpetual right, privilege, and authority enabling the Grantee to do all things necessary or proper in the construction and maintenance of water and communication lines, water tank, and pump or other similar water services 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 and control of water, and electronic information on facilities over, across, along, in and under the following described lands and premises in the County of Skagit, State of Washington, to serve lots 10 and 11 exclusively, to wit:

That portion of Lot 10 as shown in Record of Survey recorded in Book 1 of Surveys, Page 197, filed under Auditor's File No 840303, records of Skagit County, Washington, described as follows:

Beginning at the southwest corner of said Lot 10; then N00°17'40"W along the west line of said lot, a distance of 283.62 feet to the south line of the existing 60 foot Access and Utility Easement as shown in said Survey; thence S75°41'16"E along said south line, a distance of 36.53 feet; thence S38°16'05"E along said south line, a distance of 18.40 feet to the true point of beginning; thence continue S38°16'05"E a distance of 22.00 feet; thence S51°43'55"W a distance of 25.00 feet; thence N38°16'05"W a distance of 22.00 feet; thence N51°43'55"E a distance of 25.00 feet to the true point of beginning.

together with the right of ingress to and egress from said lands across adjacent lands of the Grantor.

Grantor, his heirs, successors, or assigns hereby convey and agree 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 Grantee. Grantor shall conduct his 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 up on the easement or in any way interfere with, obstruct, or endanger the Grantee's use of the easement.

In Witness Whereof, the Grantor hereunto sets his hand and seal this 26<sup>th</sup> day of June, 2003.

Donald M. Caldwell  
Grantor

6/26/03  
Date

Randall A. Walter  
Grantee

06/26/03  
Date

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **Donald M. Caldwell** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

6/26/03  
Date



Charlotte S. Reed

Notary Public in and for the State of Washington  
REAL ESTATE EXCISE TAX

My appointment expires: 8/31/04

JUN 27 2003

Amount Paid \$  
By [Signature] Skagit Co. Treasurer  
Deputy



200306270247  
Skagit County Auditor