



200405060157

Skagit County Auditor

5/6/2004 Page 1 of 9 2:48PM

RETURN TO:  
Public Utility District No. 1 of Skagit County  
1415 Freeway Drive  
P.O. Box 1436  
Mount Vernon, WA 98273-1436

**PUD UTILITY EASEMENT**

THIS AGREEMENT is made this 20<sup>th</sup> day of June, 2003, between Clarence Jones, a single man, as his separate property, 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, Grantors are the owners 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, under, and upon the said lands and premises.

NOW, THEREFORE, Grantors, 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, sewer and communication, lines or other similar public 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, sewer 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 wit:

**P45111**  
**Legal description attached as Exhibit A**

**P117914**  
**Legal description attached as Exhibit B**

**P45176 & P45178**  
**Legal description attached as Exhibit C**

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 timber, trees, brush, 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 the line. The Grantor agrees that title to all brush, other vegetation

or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantors, their 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. Grantors shall conduct their 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 way interfere with, obstruct or endanger the District's use of the easement.

The Grantors also agree to and with the District that the Grantors lawfully own 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 Grantors 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 20 day of June, 2003.

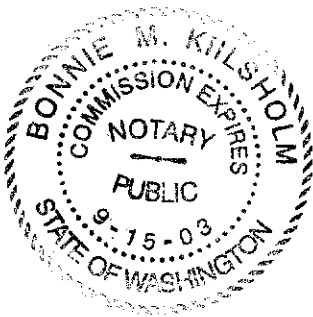
  
CLARENCE JONES, Grantor

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that CLARENCE JONES 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 the instrument.

Date: 6-20-03

  
Notary Public in and for the State of Washington  
My appointment expires: 9-15-03



*Easement*  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAY 06 2004

Amount Paid \$  
Skagit County Treasurer  
By: *Kash* Deputy



200405060157  
Skagit County Auditor



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION  
FOR  
CLARENCE JONES  
OF

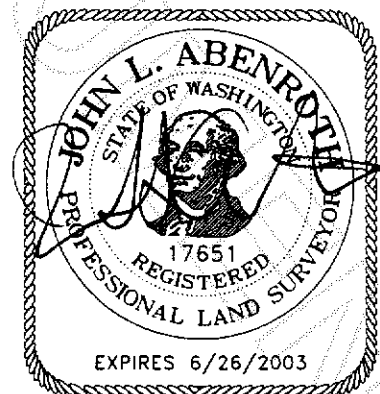
AN ACCESS AND UTILITY EASEMENT THROUGH PARCEL A OF  
QUIT CLAIM DEED UNDER AUDITOR'S FILE NUMBER 200104050086  
AND THROUGH THE STRIP OF LAND ACQUIRED FROM ANTHONY

May 29, 2002

A 50 foot wide easement for ingress, egress and utilities over, under and through a portion of Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M. and a portion of Government Lot 2, Section 12, Township 35 North, Range 10 East, W.M. the centerline of which is described as follows:

Commencing at the southwest corner of said Government Lot 2; thence S89°58'41"E along the south line of said Government Lot 2, a distance of 121.23 feet to the east line of Indian Road; thence N27°41'54"W along the east line of Indian Road, a distance of 145.48 feet to the northeast corner of Parcel A described in Quit Claim Deed to Clarence Jones recorded under Auditor's File Number 200104050086; thence S76°35'24"W along the north line of said Parcel A, a distance of 25.09 feet to the initial point of this centerline description; thence S18°10'01"E, a distance of 4.16 feet; thence S27°41'54"E, a distance of 148.49 feet to point of curvature of a curve to the left having a radius of 115.00 feet; thence southeasterly along said curve through a central angle of 24°43'21" and an arc distance of 49.62 feet to the point of reverse curvature with a curve to the right having a radius of 115.00 feet; thence southeasterly along said curve through a central angle of 20°38'07" and an arc distance of 41.42 feet; thence S32°14'55"E, a distance of 135.47 feet to the north line of State Route 20 and the terminal point of this centerline description.

Situate in Skagit County, Washington.

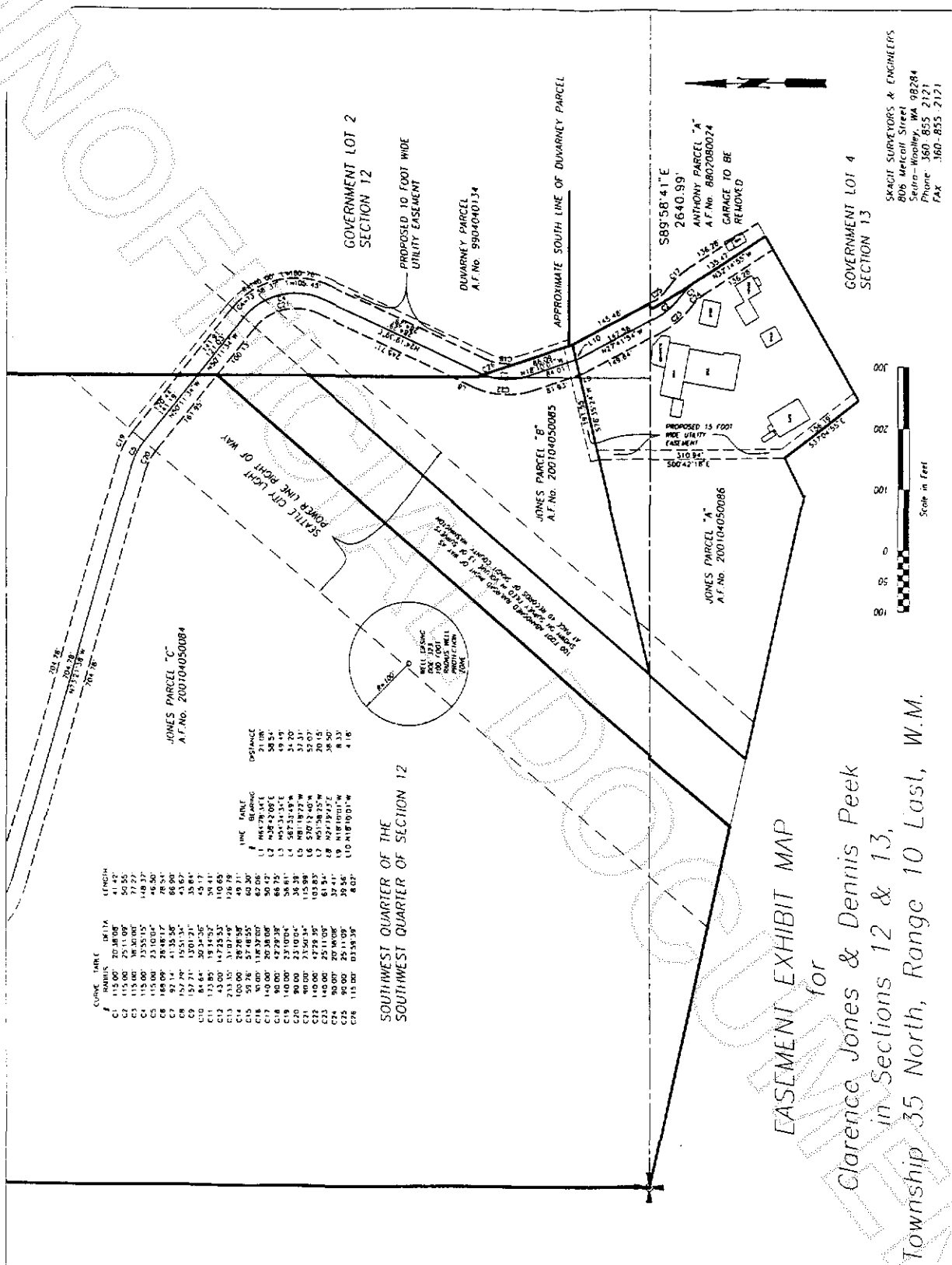
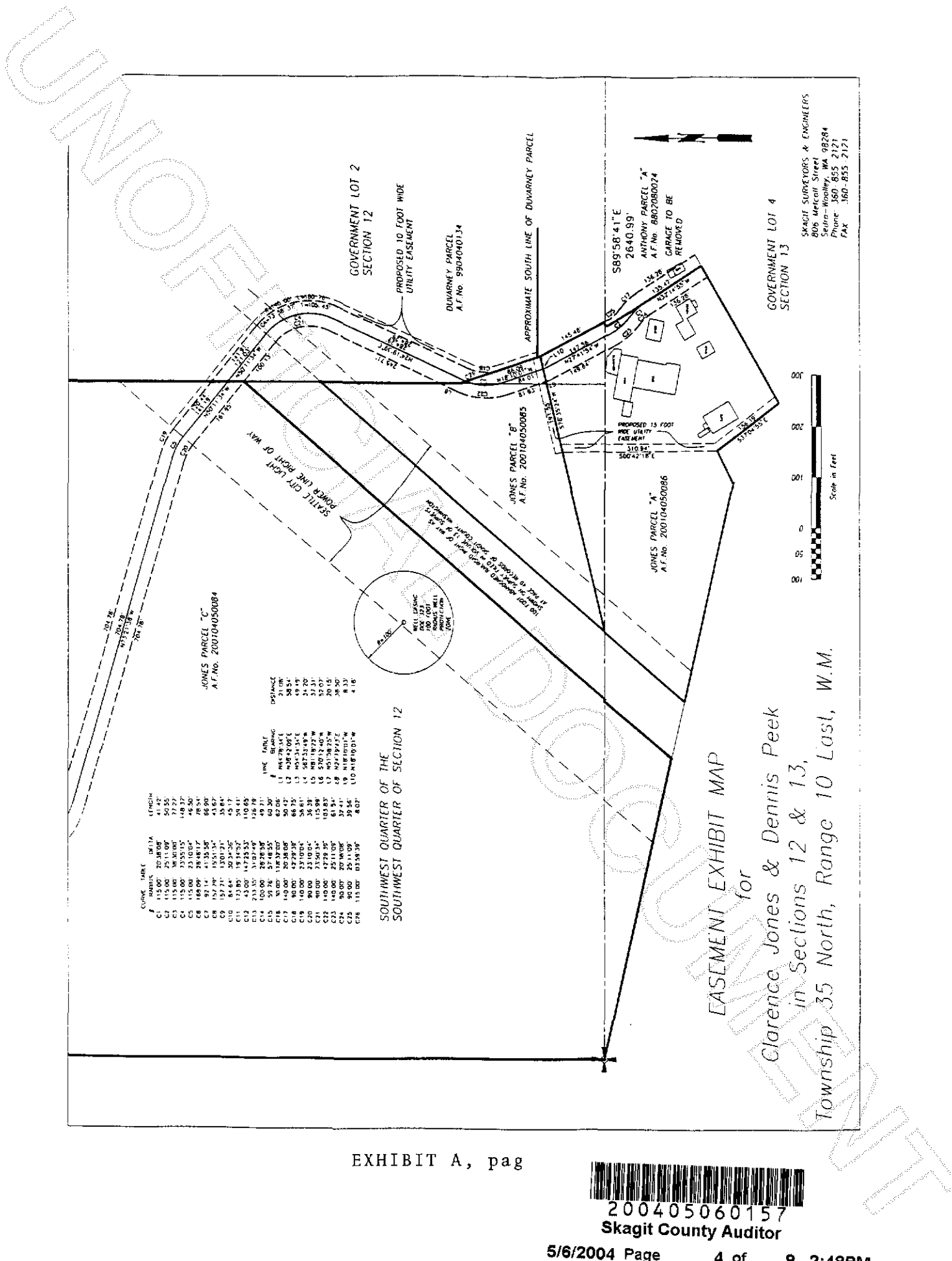


200405060157  
Skagit County Auditor

page one

EXPIRES 6/26/2003

5/29/2002



SKAGIT SURVEYORS & ENGINEERS  
 806 Melcott Street  
 Sedro-Woolley, WA 98284  
 Phone: 360-855-2121  
 FAX: 360-855-2121

JONES PARCEL "C"  
 A.T. No. 200104050084

CURVE TABLE	CHORD	DELTA	LENGTH
C1	115.00'	20.3400°	41.42'
C2	115.00'	21.1500°	42.55'
C3	115.00'	22.0000°	43.72'
C4	115.00'	22.8851°	44.93'
C5	115.00'	23.8104°	46.18'
C6	115.00'	24.7707°	47.47'
C7	115.00'	25.7607°	48.79'
C8	115.00'	26.7751°	50.14'
C9	115.00'	27.8100°	51.52'
C10	115.00'	28.8600°	52.93'
C11	115.00'	29.9200°	54.37'
C12	115.00'	31.0000°	55.84'
C13	115.00'	32.0951°	57.34'
C14	115.00'	33.2000°	58.87'
C15	115.00'	34.3100°	60.43'
C16	115.00'	35.4200°	62.02'
C17	115.00'	36.5351°	63.64'
C18	115.00'	37.6500°	65.29'
C19	115.00'	38.7651°	66.97'
C20	115.00'	39.8800°	68.68'
C21	115.00'	41.0000°	70.42'
C22	115.00'	42.1151°	72.19'
C23	115.00'	43.2300°	74.00'
C24	115.00'	44.3451°	75.84'
C25	115.00'	45.4600°	77.71'
C26	115.00'	46.5751°	79.61'
C27	115.00'	47.6900°	81.54'
C28	115.00'	48.8051°	83.50'
C29	115.00'	49.9200°	85.49'
C30	115.00'	51.0351°	87.51'
C31	115.00'	52.1500°	89.56'
C32	115.00'	53.2651°	91.64'
C33	115.00'	54.3800°	93.74'
C34	115.00'	55.4951°	95.87'
C35	115.00'	56.6100°	98.02'
C36	115.00'	57.7251°	100.19'
C37	115.00'	58.8400°	102.38'
C38	115.00'	59.9551°	104.59'
C39	115.00'	61.0700°	106.82'
C40	115.00'	62.1851°	109.07'
C41	115.00'	63.3000°	111.34'
C42	115.00'	64.4151°	113.62'
C43	115.00'	65.5300°	115.92'
C44	115.00'	66.6451°	118.24'
C45	115.00'	67.7600°	120.57'
C46	115.00'	68.8751°	122.92'
C47	115.00'	69.9900°	125.28'
C48	115.00'	71.1051°	127.66'
C49	115.00'	72.2200°	130.05'
C50	115.00'	73.3351°	132.46'
C51	115.00'	74.4500°	134.88'
C52	115.00'	75.5651°	137.31'
C53	115.00'	76.6800°	139.76'
C54	115.00'	77.7951°	142.22'
C55	115.00'	78.9100°	144.69'
C56	115.00'	80.0251°	147.17'
C57	115.00'	81.1400°	149.66'
C58	115.00'	82.2551°	152.16'
C59	115.00'	83.3700°	154.67'
C60	115.00'	84.4851°	157.19'
C61	115.00'	85.6000°	159.72'
C62	115.00'	86.7151°	162.26'
C63	115.00'	87.8300°	164.81'
C64	115.00'	88.9451°	167.37'
C65	115.00'	90.0600°	170.94'
C66	115.00'	91.1751°	174.52'
C67	115.00'	92.2900°	178.11'
C68	115.00'	93.4051°	181.71'
C69	115.00'	94.5200°	185.32'
C70	115.00'	95.6351°	188.94'
C71	115.00'	96.7500°	192.57'
C72	115.00'	97.8651°	196.21'
C73	115.00'	98.9800°	199.86'
C74	115.00'	100.0951°	203.52'
C75	115.00'	101.2100°	207.19'
C76	115.00'	102.3251°	210.87'
C77	115.00'	103.4400°	214.56'
C78	115.00'	104.5551°	218.26'
C79	115.00'	105.6700°	221.97'
C80	115.00'	106.7851°	225.69'
C81	115.00'	107.9000°	229.42'
C82	115.00'	109.0151°	233.16'
C83	115.00'	110.1300°	236.91'
C84	115.00'	111.2451°	240.67'
C85	115.00'	112.3600°	244.44'
C86	115.00'	113.4751°	248.22'
C87	115.00'	114.5900°	252.01'
C88	115.00'	115.7051°	255.81'
C89	115.00'	116.8200°	259.62'
C90	115.00'	117.9351°	263.44'
C91	115.00'	119.0500°	267.27'
C92	115.00'	120.1651°	271.11'
C93	115.00'	121.2800°	274.96'
C94	115.00'	122.3951°	278.82'
C95	115.00'	123.5100°	282.69'
C96	115.00'	124.6251°	286.57'
C97	115.00'	125.7400°	290.46'
C98	115.00'	126.8551°	294.36'
C99	115.00'	127.9700°	298.27'
C100	115.00'	129.0851°	302.19'

SOUTHWEST QUARTER OF THE  
 SOUTHWEST QUARTER OF SECTION 12

EASEMENT EXHIBIT MAP  
 for  
 Clarence Jones & Dennis Peek  
 in Sections 12 & 13,  
 Township 35 North, Range 10 East, W.M.

EXHIBIT A, pag



200405060157  
 Skagit County Auditor



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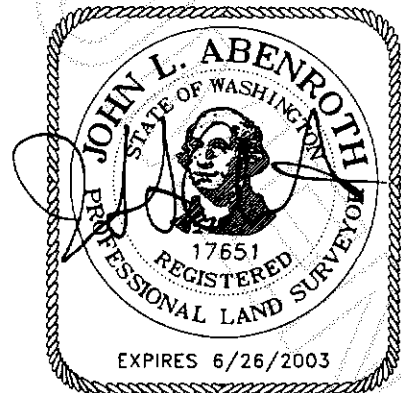
LEGAL DESCRIPTION  
FOR  
CLARENCE JONES  
OF  
AN ACCESS AND UTILITY EASEMENT THROUGH PARCEL B  
DESCRIBED IN QUIT CLAIM DEED UNDER AUDITOR'S FILE NUMBER 200104050085

May 29, 2002

A 50 foot wide easement for ingress, egress and utilities over, under and through a portion of the southwest quarter of the southwest quarter and a portion of Government Lot 2, Section 12, Township 35 North, Range 10 East, W.M. the centerline of which is described as follows:

Commencing at the southwest corner of said Government Lot 2; thence S89°58'41"E along the south line of said Government Lot 2, a distance of 121.23 feet to the east line of Indian Road; thence N27°41'54"W along the east line of Indian Road, a distance of 145.48 feet to the southeast corner of Parcel B described in Quit Claim Deed to Clarence Jones recorded under Auditor's File Number 200104050085; thence S76°35'24"W along the south line of said Parcel B, a distance of 25.09 feet to the initial point of this centerline description; thence N18°10'01"W, a distance of 84.01 feet to the point of curvature of a curve to the right having a radius of 115.00 feet; thence northerly along said curve through a central angle of 38°30'00" and an arc distance of 77.27 feet to a point on the east line of said Parcel B which lies N18°10'01"W, a distance of 157.68 feet from the southeast corner of said Parcel B and the terminal point of this centerline description.

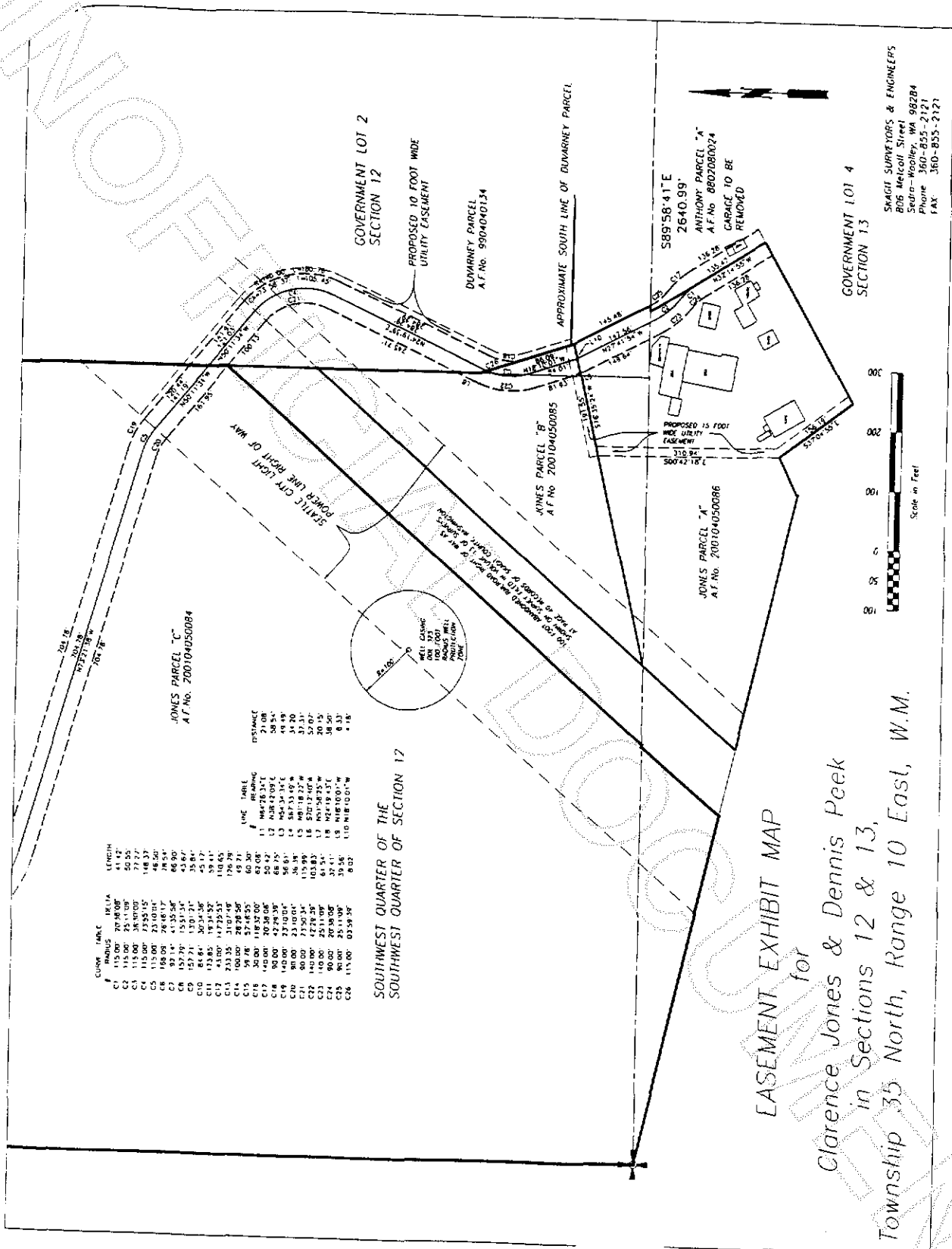
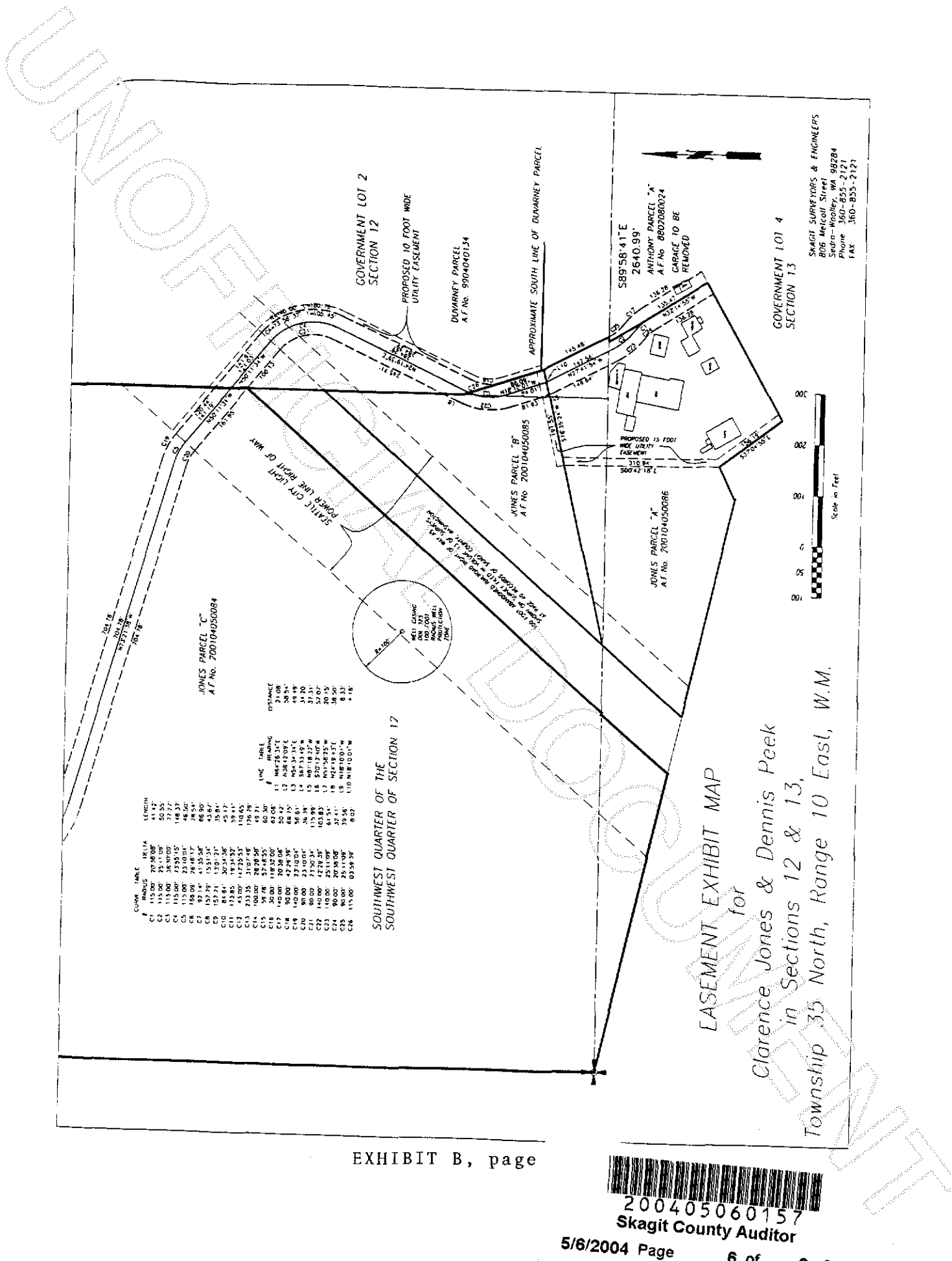
Situate in Skagit County, Washington.



5/29/2002



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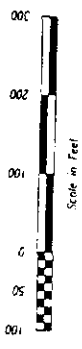


CURVE	ARC	LENGTH
C1	115.00'	20.4808'
C2	115.00'	25.1109'
C3	115.00'	38.8000'
C4	115.00'	77.27'
C5	115.00'	115.00'
C6	115.00'	23.0010'
C7	115.00'	38.54'
C8	158.00'	26.6117'
C9	87.14'	41.3558'
C10	87.14'	53.5731'
C11	87.14'	53.5731'
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C63	87.14'	53.5731'
C64	87.14'	53.5731'
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C67	87.14'	53.5731'
C68	87.14'	53.5731'
C69	87.14'	53.5731'
C70	87.14'	53.5731'
C71	87.14'	53.5731'
C72	87.14'	53.5731'
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C76	87.14'	53.5731'
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C79	87.14'	53.5731'
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C84	87.14'	53.5731'
C85	87.14'	53.5731'
C86	87.14'	53.5731'
C87	87.14'	53.5731'
C88	87.14'	53.5731'
C89	87.14'	53.5731'
C90	87.14'	53.5731'
C91	87.14'	53.5731'
C92	87.14'	53.5731'
C93	87.14'	53.5731'
C94	87.14'	53.5731'
C95	87.14'	53.5731'
C96	87.14'	53.5731'
C97	87.14'	53.5731'
C98	87.14'	53.5731'
C99	87.14'	53.5731'
C100	87.14'	53.5731'

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12

EASEMENT EXHIBIT MAP  
for  
Clarence Jones & Dennis Peek  
in Sections 12 & 13,  
Township 35 North, Range 10 East, W.M.

SKAGIT SURVEYORS & ENGINEERS  
806 Melcoll Street  
Sedro-Woolley, WA 98284  
Phone 360-855-2121  
FAX 360-855-2121



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**Skagit**  
**Surveyors & Engineers**

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

(REVISED)

LEGAL DESCRIPTION

FOR

CLARENCE JONES

OF

AN ACCESS AND UTILITY EASEMENT THROUGH PARCEL C  
DESCRIBED IN QUIT CLAIM DEED UNDER AUDITOR'S FILE NUMBER 200104050084

April 22, 2003

A 50 foot wide easement for ingress, egress and utilities over, under and through a portion of the west half of the southwest quarter in Section 12, Township 35 North, Range 10 East, W.M. the centerline of which is described as follows:

Commencing at the southeast corner of the west half of the southwest quarter of said Section 12; thence  $N00^{\circ}06'19''E$  along the east line of said subdivision, a distance of 757.46 feet to the initial point of this centerline description; thence  $N50^{\circ}11'34''W$ , a distance of 141.20 feet to the point of curvature of a curve to the left having a radius of 115.00 feet; thence northwesterly along said curve through a central angle of  $23^{\circ}10'04''$  and an arc distance of 46.50 feet; thence  $N73^{\circ}21'38''W$ , a distance of 704.78 feet to the point of curvature of a curve to the right having a radius of 190.00 feet; thence northwesterly and northerly along said curve through a central angle  $111^{\circ}01'54''$  and an arc distance of 368.20 feet; thence  $N37^{\circ}40'17''E$ , a distance of 90.77 feet to the point of curvature of a curve to the right having a radius of 168.09 feet; thence northeasterly along said curve through a central angle of  $26^{\circ}46'17''$  and an arc distance of 78.54 feet; thence  $N64^{\circ}26'34''E$ , a distance of 21.08 feet to the point of curvature of a curve to the left having a radius of 92.14 feet; thence northeasterly along said curve through a central angle of  $41^{\circ}35'58''$  and an arc distance of 66.90 feet to the point of reverse curvature with a curve to the right having a radius of 157.79 feet; thence northeasterly along said curve through a central angle of  $15^{\circ}51'34''$  and an arc distance of 43.67 feet; thence  $N38^{\circ}42'09''E$ , a distance of 58.54 feet to the point of curvature of a curve to the left having a radius of 157.71 feet; thence northeasterly along said curve through a central angle of  $13^{\circ}01'21''$  and an arc distance of 35.84 feet; thence  $N25^{\circ}40'48''E$ , a

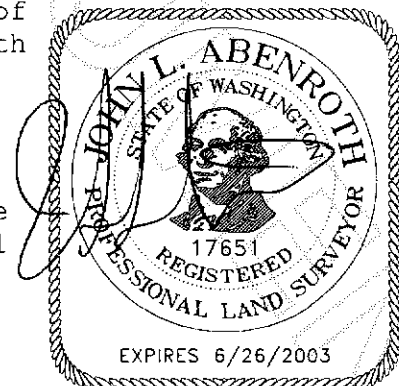


EXHIBIT C, Page 1 of 3 Pages



200405060157  
Skagit County Auditor

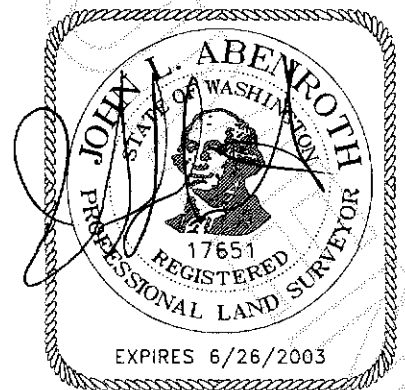
4/24/03

**Skagit**  
**Surveyors & Engineers**

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

distance of 2.48 feet to the point of curvature of a curve to the right having a radius of 84.64 feet; thence northeasterly along said curve through a central angle of  $30^{\circ}34'36''$  and an arc distance of 45.17 feet; thence  $N54^{\circ}34'34''E$ , a distance of 49.49 feet to the point of curvature of a curve to the left having a radius of 173.85 feet; thence northeasterly along said curve through a central angle of  $19^{\circ}34'52''$  and an arc distance of 59.41 feet; thence  $N34^{\circ}59'42''E$ , a distance of 111.96 feet to the point of curvature of a curve to the left having a radius of 43.00 feet; thence northerly and westerly along said curve through a central angle of  $147^{\circ}25'53''$  and an arc distance of 110.65 feet; thence  $S67^{\circ}33'49''W$ , a distance of 34.20 feet to the point of curvature of a curve to the right having a radius of 233.35 feet; thence westerly along said curve through a central angle of  $31^{\circ}07'49''$  and an arc distance of 126.79 feet; thence  $N81^{\circ}18'22''W$ , a distance of 37.31 feet to the point of curvature of a curve to the left having a radius of 100.00 feet; thence westerly along said curve through a central angle of  $28^{\circ}28'58''$  and an arc distance of 49.71 feet; thence  $S70^{\circ}12'41''W$ , a distance of 52.07 feet to the point of curvature of a curve to the right having a radius of 59.76 feet; thence westerly and southerly along said curve through a central angle of  $57^{\circ}48'55''$  and an arc distance of 60.30 feet; thence  $N51^{\circ}58'25''W$  a distance of 20.15 feet to the point of curvature of a curve to the left having a radius of 30.00 feet; thence along said curve through a central angle of  $118^{\circ}32'00$  and an arc length of 62.06 feet to the terminal point of this centerline description.

Situate in Skagit County, Washington.



4/24/03

EX-111



200405060157  
Skagit County Auditor



LINE #	BEARING	DISTANCE
1	N56°04'01"W	10.00'
2	N56°04'01"W	55.00'
3	N33°16'30"W	28.20'
4	N14°28'07"E	59.11'
5	N22°09'05"E	43.99'

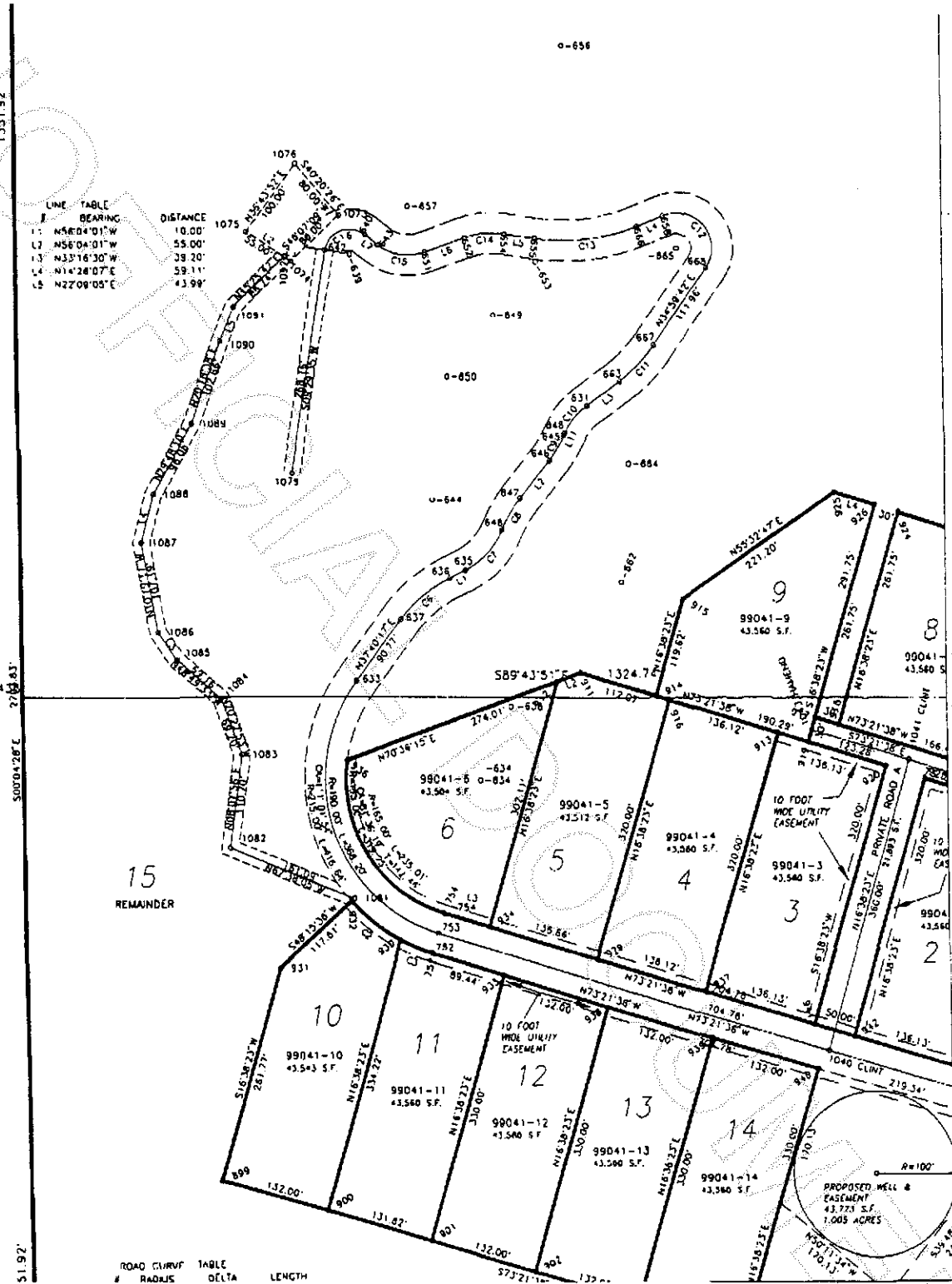
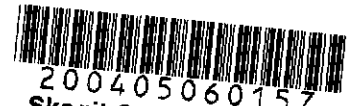


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Skagit County Auditor