



200606230109

Skagit County Auditor

6/23/2006 Page 1 of 4 11:07AM

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 12<sup>th</sup> day of June, 2006, between **DOUGLAS M. McPHEE and CATHERINE M. McPHEE**, husband and wife, hereinafter referred to as "Grantors", 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 \$2,500, 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 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 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:

**Parcel No. P73551**  
**Parcel No. P73521**  
**(See Exhibit "A" - Attached)**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**JUN 23 2006**

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

Permanent Easement

That portion of the East Half of the Southeast Quarter of Section 18, Township 34 North, Range 2 East, W.M., Blocks 22 and 42 with included alleys and streets as would attach by operation of law, in the Plat of the Townsite of Gibraltar, as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington, more particularly described as follows:

The West 35.00 feet of the East Half of the Southeast Quarter of Section 18, Township 34 North, Range 2 East, W.M., lying between the centerline of Block 22 in said Plat and the centerline of vacated Virginia Street in said Plat, situate in Skagit Co., WA.

Temporary Easement

Lots 14, 15, 16, and 17 in Block 42 and Lots 14 and 15 in Block 22; and adjacent streets and alleys lying between the centerline of Block 22 and the centerline of vacated Virginia Street, in Plat of Townsite of Gibraltar as per Plat recorded in Volume 1 of Plats, pages 19 and 20, Records of Skagit Co., WA, EXCEPT the West 35 feet of the East Half of the Southeast Quarter of Section 18, Township 34 North, Range 2 East, W.M.

Situate in the County of Skagit, State of 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 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 reserve the ownership of all timber removed from the easement area by 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 Grantors hereunto set their hand and seal this 12<sup>th</sup> day of June, 2006.

[Signature]  
DOUGLAS M. McPHEE

[Signature]  
CATHERINE M. McPHEE

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **DOUGLAS M. McPHEE** 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: 6.12.2006



[Signature]  
Notary Public in and for the State of Washington  
My appointment expires: 10-24-09

STATE OF WASHINGTON  
COUNTY OF SKAGIT

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

Date: 6.12.2006

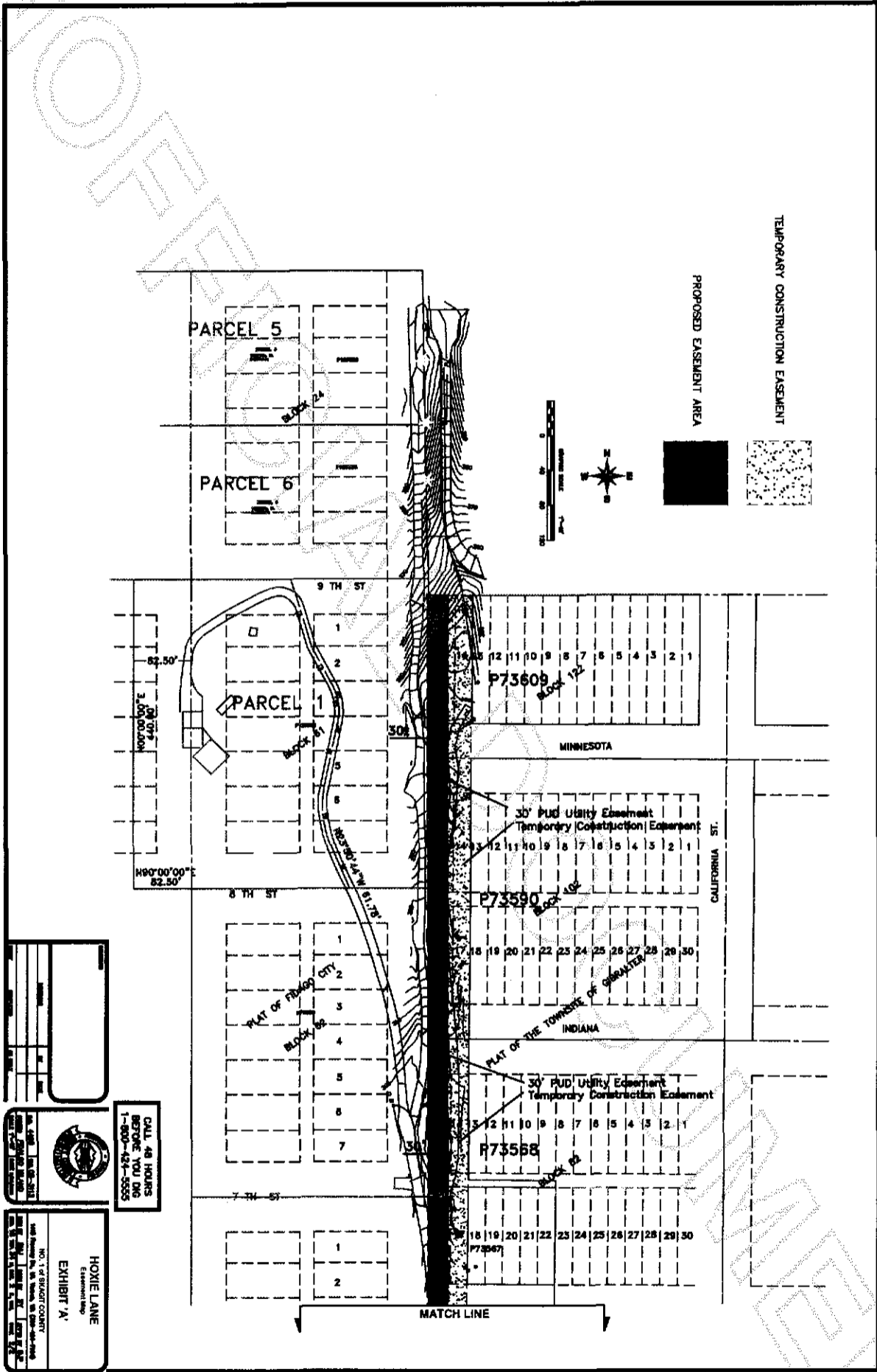


[Signature]  
Notary Public in and for the State of Washington  
My appointment expires: 10-24-09



**EXHIBIT "A"**

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NO. 1 OF BRIGGS COUNTY  
EXHIBIT "A"

HOXIE LANE  
Easement

CALL 48 HOURS  
BEFORE YOU DIG  
1-800-424-5555

NO. 1 OF BRIGGS COUNTY  
EXHIBIT "A"

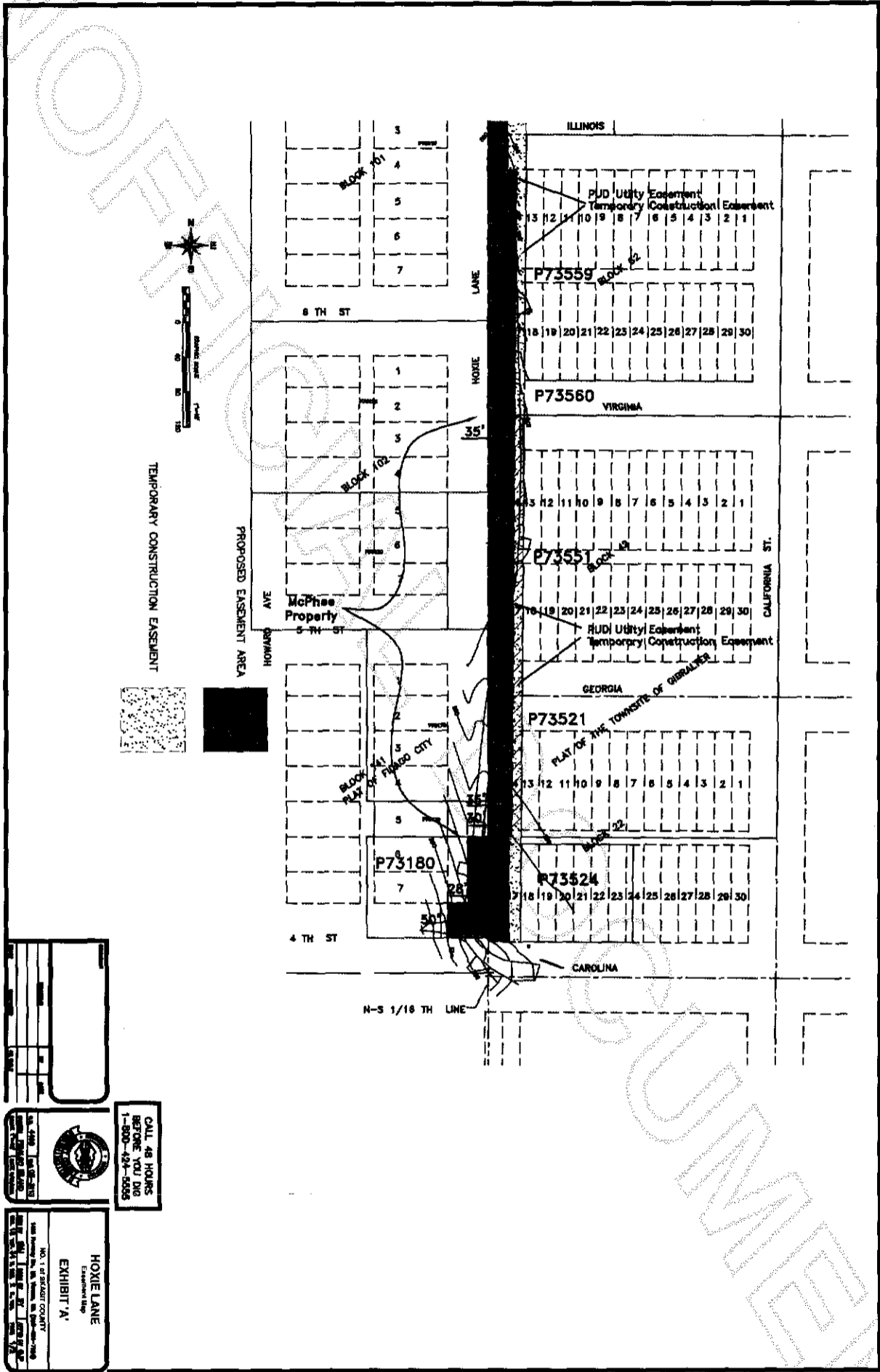
HOXIE LANE  
Easement



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Skagit County Auditor

**EXHIBIT "A"**

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CALL 48 HOURS BEFORE YOU DIG  
1-800-424-5655

**HOXIE LANE**  
Easement Map  
**EXHIBIT "A"**

NO. 1 of SISKIYOU COUNTY  
1400 Highway 90, Skagit County, WA 98281  
1-800-424-5655



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