



200712310195
Skagit County Auditor

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After Recording Please Return To:

Attn:
Skagit County Sewer District No. 2
17079 State Route 9
Mount Vernon, Washington 98274-9366
(360) 422-8373

Document Title(s): Permanent Sewer Easement

Reference Number(s) of Documents Assigned or Released: _____

Additional on page _____ of document.

Grantor(s): (Print Last name, First name, and Initials)

1. Wardell, Edward P.
2. Lewis-Wardell, Gail A.
3. James P. Kennedy Lyon

Additional on page _____ of document.

Grantee(s): Skagit County Sewer District No. 2

Legal Description (abbreviated: i.e. lot, block, plat of section, township, range): A portion of Section 6, Township 33 North, Range 5 East

Additional legal description is on page two of document.

Assessor's Property Tax Parcels / Account Numbers: P113677, P113678, P74628, P74618

Additional Parcel Numbers for additional legals are on page ___ of document.

PERMANENT SEWER EASEMENT

THIS AGREEMENT made this 10th day of October, 2007, by and between SKAGIT COUNTY SEWER DISTRICT NO. 2, a municipal corporation of Skagit County, Washington, hereinafter termed "Grantee" and Edward P. Wardell and Gail A. Lewis-Wardell, hereinafter termed "Grantors".

WITNESSETH:

That the said Grantors for valuable consideration do by these presents grant unto the Grantee a perpetual right-of-way or easement for sewer mains with the necessary appurtenances through, over and across the following described property situated in Skagit County, Washington, more particularly described as follows:

THAT PORTION OF VACATED WASHINGTON STREET ADJACENT TO LOTS 1 THROUGH 9, BLOCK 28, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN

VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERN CORNER OF THE SAID LOT 1,
BLOCK 28 "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY,
WASHINGTON";

THENCE NORTH 47°38'15"EAST, A DISTANCE OF 115.01 FEET TO THE
MOST NORTHEASTERN CORNER OF THE SAID LOT 1;

THENCE NORTH 47°38'15" EAST, A DISTANCE OF 12.85 FEET TO THE
TRUE POINT OF BEGINNING;

THENCE NORTH 44°17'30" WEST, A DISTANCE OF 395.22 FEET TO THE
CENTER LINE OF VACATED GRANT STREET;

THENCE FOLLOWING THE SAID STREET CENTER LINE, NORTH
47°38'15" EAST, A DISTANCE OF 30.91 FEET TO THE CENTER OF
VACATED WASHINGTON STREET;

THENCE FOLLOWING THE SAID VACATED STREET CENTER LINE,
SOUTH OF 43°01'21" EAST, A DISTANCE OF 395.03 FEET TO THE
WESTERLY MARGIN OF MONTBORNE ROAD RIGHT OF WAY;

THENCE FOLLOWING THE SAID ROAD RIGHT OF WAY, SOUTH
47°38'15" WEST, A DISTANCE OF 22.15 FEET TO **THE TRUE POINT OF
BEGINNING.**

That said Grantee shall have the right without prior institution of any suit or proceeding at law, at such times as may be necessary, to enter upon said property for the purpose of constructing, repairing, altering, or reconstructing said sewer main, or making any connections therewith, without incurring any legal obligation or liability therefor; provided that such constructing, repairing, altering, or reconstructing of said sewer main shall be accomplished in such a manner that the private improvements existing in this right-of-way shall not be disturbed or destroyed, or in the event they are disturbed or destroyed, they will be replaced in as good a condition as they were immediately before the property was entered upon by the Grantee.

The Grantors shall retain the right to use the surface of said easement, so long as said use does not interfere with the installation and maintenance of the sewer main and so long as no permanent buildings or structures are erected on said easement.



This easement shall be a covenant running with the land and shall be binding on the successors, heirs, and assigns of both parties hereto.

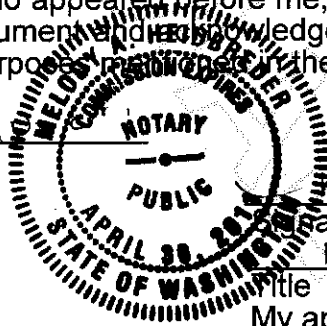
By: Edward K. Lewis & Bill Lewis - Wardell
By: James O. Lyon

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS

Edward & Gail Wardell and James O. Lyon, Perry Lyon

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 10-11-07



Melody M. Bunker
Signature
Notary

Title _____
My appointment expires 11-30-11

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated _____

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 31 2007

Amount Paid \$ _____
Skagit Co. Treasurer
By MLM Deputy

Signature _____

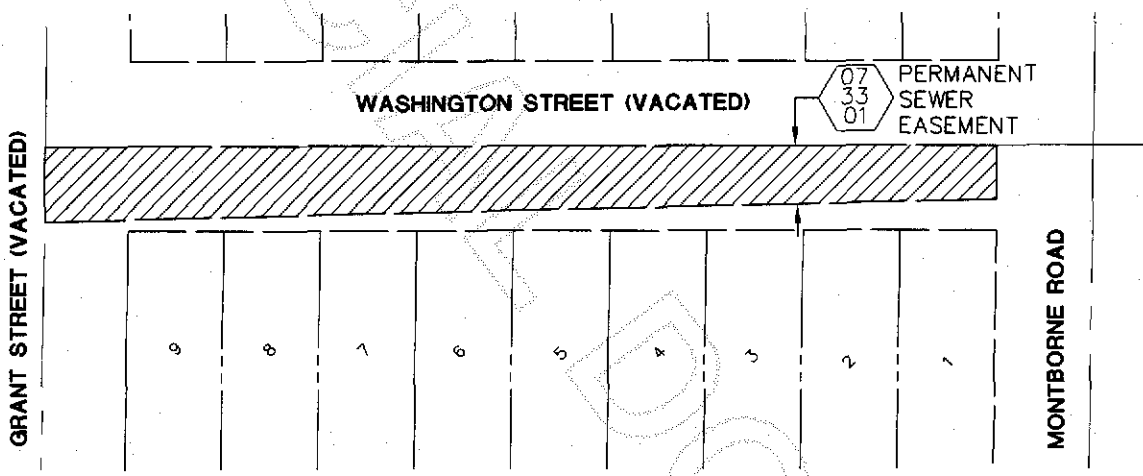
Title _____

My appointment expires _____



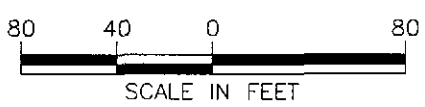
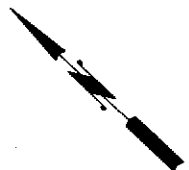
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UNOFFICIAL DOCUMENT



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-  EASEMENT NUMBER
-  PERMANENT EASEMENT

**SKAGIT COUNTY
SEWER DISTRICT NO. 2
WARDELL-WA ST SEWER EXT
SEWER EASEMENTS IN 6-33-5E**

CHS	12507 BEL-RED ROAD SUITE 101 BELLEVUE, WA 98005-2500	Scale
	CHS ENGINEERS, LLC TEL (425) 637-3693 FAX (425) 637-3694	1" = 80'
Drawn by <u>JK</u>	Approved by <u>RL</u>	Sheet
Checked by <u>DF</u>	Date <u>9-07</u>	1 / 1