



200903270072

Skagit County Auditor

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WHEN RECORDED RETURN TO:

Pinnacle Resources Renovation, LLC
3119 Oakes Avenue
Everett, WA 98201

Document Title: Easement for Storm Water Drainage

Grantor(s): Nikolay Kislyanka and Mariya Kislyanka, husband and wife

Grantee(s): Pinnacle Resources Renovation, LLC, a Washington Limited Liability Company

Abbreviated Legal Description: Ptn NE ¼, SW ½, SEC 9, TWP 34 N, RGE 4 E, W.M.

Assessor's Property Tax Parcel Account No(s): P122806 & P24358

STORM WATER DRAINAGE EASEMENT

Nikolay Kislyanka and Mariya Kislyanka, husband and wife, Grantors, as owners of the following described property, situated in the City of Mount Vernon, County of Skagit, State of Washington, to-wit:

Lot 6, Plat of North Hill PUD, recorded under Skagit County Auditor's File Number 200505050094, Parcel Number P122806,

subject to the terms and conditions set forth below, do hereby convey and warrant to Pinnacle Resources Renovation, LLC, Grantee, and its successors and/or assigns (including, if assigned to the City of Mount Vernon) as owner of and appurtenant to the following property, situated in the City of Mount Vernon, County of Skagit, State of Washington, to-wit:

that portion of the east half of the northeast quarter of the southeast quarter of Section 9, Township 34 North, Range 4 East, W.M., lying northerly of the Mount Vernon-Clear Lake Road. Except those portions conveyed to the City of Mount Vernon by documents recorded under Skagit County Auditor's File Numbers 8609250010 and 200009060030, Parcel Number P24358,

a permanent, non-exclusive easement for the trenchless construction, maintenance, repair and replacement of a storm water drainage pipeline across the northwesterly 15 feet of Lot 6, Plat of North Hill PUD, recorded under Auditor's File Number 200505050094 records of Skagit County, Washington.

1. ²The consideration to be paid for this Easement shall be the sum of \$2,500. Grantee will pay all costs associated with the recording of this Easement including the recording fees and excise tax.

Two thousand five hundred Dollars
JG

2. The cost of said construction, maintenance, repair and/or reconstruction of the storm water drain pipeline shall be borne by Pinnacle Resources Renovation, LLC, its successors and/or assigns.

3. To minimize the disturbance to existing landscaping this installation of the pipe shall be by the trenchless/directional boring method of installation. The bore pits for this trenchless construction are not to be located inside the lot lines of Lot 6. The storm pipe is to be located 5 feet Southeast from the Northwest Lot 6 lot line/sanitary sewer pipe. There may be needed, a small open ground exposure in the existing 10 foot utility easement to work around any existing utilities. Any landscaping damaged during the installation process shall be replaced/repaired to its pre-existing state.

4. The Grantors agree not to construct any permanent improvements within the easement area as there also exists within this easement area, an existing public 15-foot sewer and access easement, as recorded under Skagit County Auditor's File Number 200505050094.

5. The Grantee also agrees to indemnify and save harmless the Grantors from any liability arising from the construction, repair or maintenance contemplated herein. Once the subject improvements have been accepted by the City of Mount Vernon and the ownership of this Easement has been transferred to the City, the Grantee, Pinnacle Resources Renovation, LLC, shall be released from any further liability under the terms and conditions of this paragraph.

6. The prevailing party in any litigation arising out of or associated with this Easement shall be entitled to recover reasonable attorney fees as well as statutory costs of the action.

845
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 27 2009

Amount Paid \$ *49.50*
Skagit Co. Treasurer
By *mm* Deputy



200903270072
Skagit County Auditor

