

Recording Requested By And  
When Recorded Mail To:

Skagit County  
Public Works Department  
Attn: Emily Derenne  
1800 Continental Place  
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 15 2012

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



201205150043  
Skagit County Auditor

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**DOCUMENT TITLE: TEMPORARY EASEMENT**

SKAGIT COUNTY  
Contract # C20120198  
Page 1 of 15

**REFERENCE NUMBER OF RELATED DOCUMENT:** *Not Applicable*

**GRANTOR(S):** Wayne Stiles and Loralen Stiles, husband and wife.

**GRANTEE(S):** Skagit County, a political subdivision of the State of Washington.

**ABBREVIATED LEGAL DESCRIPTION:** A temporary easement located within a portion of O/S #147 AF#777763 1974 PTN SE1/4 SE1/4 LY ELY OF CC RD DAF BAT SE COR SD SEC TH N 87-04-38 W ALG S LN SD SEC 463.36FT TH N 01-43-40 W 417.66FT TH N 87-04-38 W 381.38FT TH S 78-27-51 W 150.23FT TH S 01-43-40 E 40.73FT TO S LN EXST RD TH S 77-24-16 W ALG S LN SD RD 174.04FT TO END LN OF PIPELINE RD TH N 06-13-07 W 20.03FT TO N LN SD CO RD TH S 83-46-53 W ALG SD N LN 140.20FT TO W LN SE1/4 SE1/4 SD SEC TH N 01-00-36 W 230FT TH S 87-04-38 E 325FT TH N 01-43-40 W 469.30FT TH S 87-04-38 E 993.27FT TO E LN SD SEC TH S 01-43-40 E ALG SD E LN 1005.50FT TPOB AKA PTN TR 1 SURV AF#9211200047 EXCEPT FOR FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SE CORNER OF THE SE1/4; THENCE NORTH 87-04-38 WEST ALONG SOUTH LINE OF SAID SECTION, 463.36 FEET; THENCE NORTH 1-43-40 WEST, 417.66 FEET; THENCE NORTH 87-04-38 WEST, 381.38 FEET; THENCE SOUTH 78-27-51 WEST, 150.23 FEET TO POINT OF BEGINNING; THENCE SOUTH 01-43-40 EAST, 40.73 FEET TO THE SOUTH LINE OF EXISTING ROAD; THENCE SOUTH 77-24-16 WEST ALONG SOUTH LINE OF SAID ROAD, 174.04 FEET TO THE END LINE OF PIPELINE ROAD; THENCE NORTH 03-13-07 WEST, 20.03 FEET TO NORTH LINE OF SAID COUNTY ROAD; THENCE SOUTH 83-46-53 WEST ALONG SAID NORTH LINE, 140.20 FEET TO WEST LINE OF SE1/4 SE1/4 OF SAID SECTION; THENCE NORTH 01-00-36 WEST, 230 FEET; THENCE SOUTH 87-04-38 EAST, 325 FEET; THENCE SOUTH TO POINT OF BEGINNING.

**ASSESSOR'S TAX / PARCEL NUMBER(S):** **P101808** (Xref ID:350608-4-008-0300)

### TEMPORARY EASEMENT

*(For riparian restoration work under the Natural Resource Stewardship Program project)*

The undersigned, **Wayne Stiles and Loralen Stiles**, husband and wife (herein "Grantors" or "Landowner"), for good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, hereby grants to **Skagit County**, a political subdivision of the State of Washington (herein "Grantee" or "County"), a temporary, non-exclusive easement ("Temporary Easement"), as provided herein. Landowner and County may be individually referred to herein as a "party", and may be

collectively referred to herein as the "parties." The terms of this Temporary Easement are further provided as follows:

**1. Nature and Location of Easement.** The Temporary Easement hereby granted by Landowner herein shall be a temporary easement to allow the County, the County's agents, employees, and contractors over, upon, across, through, a portion of real property located within and upon Landowner's Property, such Temporary Easement as legally described on *Exhibit "A"* and as further described and depicted on *Exhibit "B"*, attached hereto and incorporated herein by this reference, for the purpose of providing a temporary easement (and any related appurtenances thereto), including the right of ingress and egress with all necessary equipment for construction of the riparian restoration work, including any livestock fencing, under the Skagit County Natural Resource Stewardship Program (NRSP) as described in *Exhibit "C"*, attached hereto and incorporated by reference (herein referred to as the "Project"). A legal description for the Landowner's Property is attached hereto as *Exhibit "D"*, and is hereby incorporated by reference.

1.1 The County, through its Department of Public Works (Natural Resources Division), will perform the Project as described in *Exhibit "C"* under its Natural Resources Stewardship Program (NRSP) for the improvement and enhancement of water quality and fish habitat in Skagit County streams.

1.2 Landowner represents and warrants to the County that the Landowner is the legal owner(s) of the property described in *Exhibit "D"* (the "Landowner's Property"), and further represent and warrant to the County that there are no outstanding rights which interfere with this Temporary Easement agreement. The Landowner also acknowledges that a change in property ownership will not change the encumbrance of the Landowner's Property created by the terms of this Temporary Easement, and the Landowner agrees to inform any future owner of Landowner's Property of this Temporary Easement prior to sale or transfer of the Landowner's Property during the term of this Temporary Easement (as the terms of this Temporary Easement shall be binding on any subsequent owner[s] of the Landowner's Property for the duration of this Temporary Easement). The Landowner agrees to notify the County, within thirty (30) days of transfer, of changes in ownership during the term of this Temporary Easement.

1.3 Landowner agrees to inform the County (and the County's agents, employees, and contractors) of all known safety hazards on Landowner's Property prior to the commencement of the activities described in *Exhibit "C"*.

1.4 Landowner recognizes and agrees that County's agents may include, but are not limited to Skagit Fisheries Enhancement Group and the Washington State Department of Ecology (only for the purposes of viewing, confirming project progress, and continued vegetation preservation during the term of this Temporary Easement).

1.5 Except as provided to the contrary by the terms of this Temporary Easement, the Landowner retains the right to control trespass on Landowner's Property, and Landowner shall retain all responsibility for taxes, assessments, and for any claims for damages to Landowner's Property.

1.6 Landowner recognizes and agrees that participation in the County's Natural Resource Stewardship Program does not eliminate or abrogate any jurisdictional authority, code requirements, or obligations required by any government entity including Skagit County.

**2. Use of Easement.** The County, County's employees, agents, and contractors shall have the right, with one (1) week notice, (or with such other notice as may be otherwise mutually agreed in writing by and between the parties), and during daytime hours, Monday through Saturday (unless otherwise arranged between the parties), to enter upon the Landowner's Property within the area of the Temporary Easement (as described and depicted in *Exhibit "A"*), for the purpose of constructing and implementing the Project (described at *Exhibit "C"*) within the area of the Temporary Easement. Landowner shall not have the right to exclude the County, County's employees, agents, and/or contractors from the area of the Temporary Easement.



2.1 **Project Components.** This temporary easement includes the following components, as described in Exhibit "C": (1) initial site work, (2) monitoring and maintenance, and (3) project preservation.

2.1.1 **Initial Site Work.** The initial site work includes relocation of an existing livestock exclusion fence, removal of invasive vegetation, and replanting with native vegetation as described in Exhibit "C". Initial site work will be conducted within one (1) year of mutual execution of this agreement.

2.1.2 **Monitoring and Maintenance.** A Restoration and Maintenance Plan (Plan) has been developed for the Project and is included as Exhibit "C". In accordance with the Plan, Skagit County shall provide maintenance of vegetation for three (3) years after planting. The Landowner shall be responsible for plant preservation following this three (3) year period.

2.1.3 **Project Preservation.** Landowner agrees to preserve the Project in the same condition as exists at the time of Project completion and agrees to refrain from cutting, damaging, or otherwise harming any of the vegetation planted as part of the Project, removing any fencing intended to exclude livestock from the watercourse or in any way intentionally compromising the integrity of the Project for a period of ten (10) years from the date of mutual execution of this Temporary Easement agreement. Repair and maintenance of the fence is the sole responsibility of the Landowner, and except as provided in Section 2.1.2, the Landowner shall be responsible for all riparian restoration preservation required as part of the Project. Landowner may be required to reimburse the County for Project costs funded by the County in the event that the Landowner does not preserve the Project in accordance with the terms of this Temporary Easement.

2.2 The Landowner acknowledges that Landowner is voluntarily participating in the County's NRSP for riparian restoration (as described in Exhibit "C") that is the subject of this Temporary Easement and is permitting the Landowner's property to be used for such purposes pursuant to the terms of this Temporary Easement. The Landowner agrees that the Project (which consists of native vegetation planting and installation of fencing), when completed, will not now or in the future result in damages to the Landowner's Property, and that the County is not liable for any impacts to Landowner's Property resulting from the Project. The terms of this Section 2.2 shall survive the termination or expiration of this Temporary Easement.

2.3 The County agrees to be responsible for any damage arising from negligent acts of its employees, agents, or representatives on Landowner's Property in exercise of County's rights herein granted by this Temporary Easement. The County assumes no liability for any alleged damage to Landowner's Property resulting from this Temporary Easement, or from any source other than as may be expressly set forth herein.

**3. Termination of Temporary Easement.** The Project shall be considered complete following the completion of the activities described in Exhibit "C", including project maintenance activities. This Temporary Easement shall otherwise expire by its own terms ten (10) years from the date of mutual execution.

**4. Governing Law; Venue.** This Temporary Easement shall be construed under the laws of the State of Washington. It is agreed by the parties that the venue for any legal action brought under or relating to the terms of this Temporary Easement shall be in Skagit County, State of Washington.

**5. Entire Agreement.** This Temporary Easement contains the entire agreement between the parties hereto and incorporates and supersedes all prior negotiations or agreements. This Temporary Easement may not be modified or supplemented in any manner or form whatsoever, either by course of dealing or by parol or written evidence of prior agreements and negotiations, except upon the subsequent



written agreement of the parties. Waiver or breach of any term or condition of this Temporary Easement shall not be considered a waiver of any prior or subsequent breach.

DATED this 26<sup>TH</sup> day of April, 2012.

GRANTOR:

Wayne Stiles

Wayne Stiles

DATED this 26<sup>TH</sup> day of April, 2012.

GRANTOR:

Loralen Stiles

Loralen Stiles

STATE OF WASHINGTON

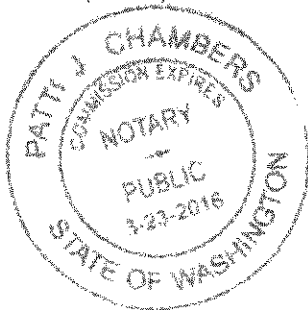
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **Wayne Stiles** and **Loralen Stiles**, husband and wife, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they executed the forgoing instrument as his/her/their free and voluntary act for the uses and purposes herein mentioned.

DATED this 26<sup>TH</sup> day of April, 2012.

(SEAL)



Notary Public

Print name: PATTI J. CHAMBERS

Residing at: MOUNT VERNON

My commission expires: 3/23/2016



201205150043

Skagit County Auditor

**GRANTEE:**

DATED this 14 day of May, 2012.

**BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON**

Kenneth A. Dahlstedt  
Kenneth A. Dahlstedt, Chairman

Sharon D. Dillon  
Sharon D. Dillon, Commissioner

Ron Wesen  
Ron Wesen, Commissioner

Attest:

Amber K. Krogger, Asst.  
Clerk of the Board

For contracts under \$5,000:  
Authorization per Resolution R20030146

Recommended:

Henry Hash  
Department Head

County Administrator

Approved as to form:

[Signature] 4/30/12  
Civil Deputy Prosecuting Attorney

Approved as to indemnification:

[Signature] 5/7/2012  
Risk Manager

Approved as to budget:

[Signature]  
Budget & Finance Director



201205150043  
Skagit County Auditor

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that Kenneth A. Dahlistedt, Sharon D. Dillon and/or Ron Wesen is/are the person(s) who appeared before me, and said person(s) acknowledged that she/he/they signed this instrument, on oath stated that she/he/they was/were authorized execute the instrument and acknowledged it as Commissioner(s) of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

DATED this 14<sup>th</sup> day of May, 2012.

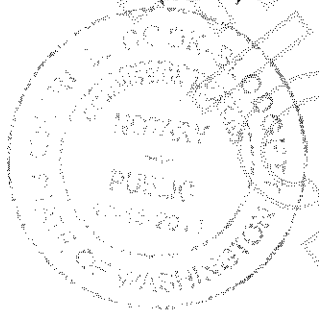
(SEAL)

Notary Public

Print name: CHERI COOK-BLODGETT

Residing at: CONCRETE, WA

My commission expires: 12-13-2014



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EXHIBIT "A"

TEMPORARY EASEMENT LEGAL DESCRIPTION

TEMPORARY EASEMENT COMMENCES AT THE SOUTHWESTERN MOST CORNER OF SKAGIT COUNTY TAX PARCEL P101808, MORE PARTICULARLY DESCRIBED AS THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M. LYING EASTERLY OF THE CCC ROAD AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N  $87^{\circ}04'38''$ W ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 463.36 FEET; THENCE N  $01^{\circ}43'40''$ W, A DISTANCE OF 417.66 FEET; THENCE N  $87^{\circ}04'38''$ W, A DISTANCE OF 381.38 FEET; THENCE S  $78^{\circ}27'51''$ W, A DISTANCE OF 150.23 FEET; THENCE S  $01^{\circ}43'40''$ E, A DISTANCE OF 40.73 FEET TO THE SOUTH LINE OF THE EXISTING ROAD DESCRIBED IN EASEMENT FILED UNDER AUDOTIR'S FILE NUMBER 860695; THENCE S  $77^{\circ}24'16''$ W ALONG THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 174.04 FEET TO THE END LINE OF THE COUNTY ROAD (PIPELINE LANE); THENCE N  $06^{\circ}14'07''$ W, A DISTANCE OF 20.03 FEET TO THE NORTH LINE OF SAID COUNTY ROAD; THENCE S  $83^{\circ}46'53''$  ALONG SAID NORTH LINE, A DISTANCE OF 140.02 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N  $01^{\circ}11'12''$ W, ALONG SAID WEST LINE, A DISTANCE OF 75.12 FEET TO A POINT WHICH IS 365 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE N  $87^{\circ}04'38''$ W, A DISTANCE OF 272.42 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD (PIPELINE ROAD – CCC ROAD); THENCE N  $01^{\circ}00'36''$ W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 170.77 FEET; THENCE S  $87^{\circ}04'38''$ E, A DISTANCE OF 993.27 FEET TO THE EAST LINE OF SAID SECTION 8; THENCE S  $01^{\circ}43'40''$ E ALONG SAID EAST LINE, A DISTANCE OF 1005.50 FEET TO THE POINT OF BEGINNING. ALL AS SHOWN AS TRACT 1 ON SURVEY FOR MAMIE STILES DATED 23AUG91.

SUBJECT TO EASEMENTS OF RECORD. CONTAINING 20.54 ACRES. AND SUBJECT TO:

A TWENTY (20) FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, AND ACROSS A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SECTION 8, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., THE SOUTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N  $87^{\circ}04'38''$ W ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 993.27 FEET TO A POINT ON THE WEST LINE OF THE EAST 990 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE N  $01^{\circ}43'40''$ W ALONG THE WEST LINE THEREOF, A DISTANCE OF 339.29 FEET TO THE SOUTH LINE OF AN EXISTING PRIVATE ROAD AND POINT OF BEGINNING OF THIS LINE DESCRIPTION THENCE S  $77^{\circ}24'16''$ W ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 174.04 FEET TO THE END LINE OF THE COUNTY ROAD (PIPELINE LANE) AND END OF



THIS LINE DESCRIPTION. ALL AS SHOWN ON SURVEY FOR MAMIE STILES DATED 23AUG91; THENCE

ALONG THE SOUTHERNMOST PROPERTY LINE 285 FEET TO A POINT 35 FEET FROM THE ORDINARY HIGH WATER MARK OF THE EASTERN BANK OF JONES CREEK; THENCE NORTH 40 FEET; THENCE NORTHEASTERLY MAINTAINING AN AVERAGE OF 35 FEET FROM THE ORDINARY HIGH WATER MARK OF THE EASTERN BANK OF JONES CREEK TO A POINT ALONG THE EASTERN PROPERTY LINE THAT IS 320 FEET NORTH OF THE SOUTHEASTERN MOST PROPERTY CORNER; THENCE NORTHERLY ALONG THE EASTERN PROPERTY LINE 410 FEET; THENCE SOUTHWESTERLY 50 FEET TO A POINT 45 FEET WEST OF THE EASTERN PROPERTY LINE; THENCE SOUTHERLY 200 FEET TO A POINT ALONG THE EXISTING DRIVEWAY GRADE; THENCE 145 FEET SOUTHWESTERLY TO THE BOTTOM OF THE EXISTING HILLSLOPE; THENCE SOUTHWESTERLY 295 FEET TO A POINT 145 FEET EAST OF THE WESTERN PROPERTY LINE AND 158 FEET NORTH OF THE SOUTHERN PROPERTY LINE; THENCE WESTERLY 145 FEET TO THE WESTERN PROPERTY LINE; THENCE SOUTH 155 FEET ALONG THE WESTERN PROPERTY LINE RETURNING TO THE TRUE POINT OF BEGINNING.



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EXHIBIT "B"

GRAPHIC DEPICTION OF TEMPORARY EASEMENT AREA



This easement includes the area required for: replacement of livestock exclusion fencing, installation of bank stabilizing large woody debris, removal of invasive vegetation and replanting with native vegetation.

Parcel Number: P101808  
Address: 31769 Pipeline Lane  
Sedro Woolley, WA 98284  
Situate in the County of Skagit, State of Washington



## EXHIBIT "C"

### RIPARIAN RESTORATION AND MAINTENANCE PLAN SCOPE OF WORK

The Project is designed to rebuild a livestock exclusion fence, remove invasive species from the riparian zone, and replant with native species along Pipeline and Jones creek (Figure 1). The fence will be approximately one thousand five hundred feet (1,500') long and will protect a riparian zone consisting of about 1.6 acres, including areas of existing riparian habitat currently dominated by invasive species. The fence will be located a minimum of 35 feet landward from actively eroding banks, and the buffer will average at least 35 feet from the ordinary high water mark over the length of the Project.

Existing fencing will be removed and new fencing will be installed along the riparian buffer. The fence will be designed with five strand standard post and wire fence depicted in Figure 2. SFEG will install smooth wire on the top wire to meet U.S.D.A requirements. Based on the configuration discussed with the landowner this proposal assumes that the fence will consist of steel t-posts with H-or T-braces at each corner. Metal t-posts will be installed at intervals of no more than 20-feet. When needed t-post will be replaced with a 5-6" round wood post such that no fence section of more than 120 feet will occur without a wood post. Brace construction specifications are provided in Figure 3. Two heavy duty steel 10-foot wide six rail gates will be included in the installation. Each gate will be hung between either a corner and H-brace or two H-braces.

Final placement of the fence-line will be established and agreed upon on the ground by the County's contractor and Landowner. Deviations from the assumptions used to develop this plan and cost estimate will be approved by both the County and Landowner prior to construction.

Invasive species in the riparian zone will be removed and treated using best management practices prior to planting. Invasive species control in the riparian zone will begin in summer 2012 to prepare for planting. Blackberries will be cut in spring then sprayed in August. Japanese Knotweed will be treated in late July or August using a 1% Imazapyr herbicide mix solution and a spray rate of 50 gallon/acre. Invasive control will focus on the area to be replanted (approximately 1.6 acres), plus approximately 0.5 acres south of Pipeline Creek.

Riparian planting will be initiated in two phases. Areas where blackberry removal has occurred will be planted in fall of 2012 or spring of 2013. Areas with heavy knotweed infestations are expected to require two full treatment seasons, and will thus be planted in the fall of 2014. The planting includes the installation of up to seven hundred (700) native trees and shrubs throughout the 1.6 acre riparian zone, including conifers beneath the existing tree canopy, and a mix of conifers, deciduous trees and shrubs in the area currently dominated by invasive species. Plants will be installed at a minimum of 8 to 10 foot spacing (lower density in areas with existing canopy).

Installed plants will be protected from vole and rodent damage using protective tubes. Tubes will be maintained for at least 3 years following planting.

The hill-slope under the existing powerlines has been eroding at an increased rate since Jones Creek became a split-channel system. Skagit County will install approximately 6 small large



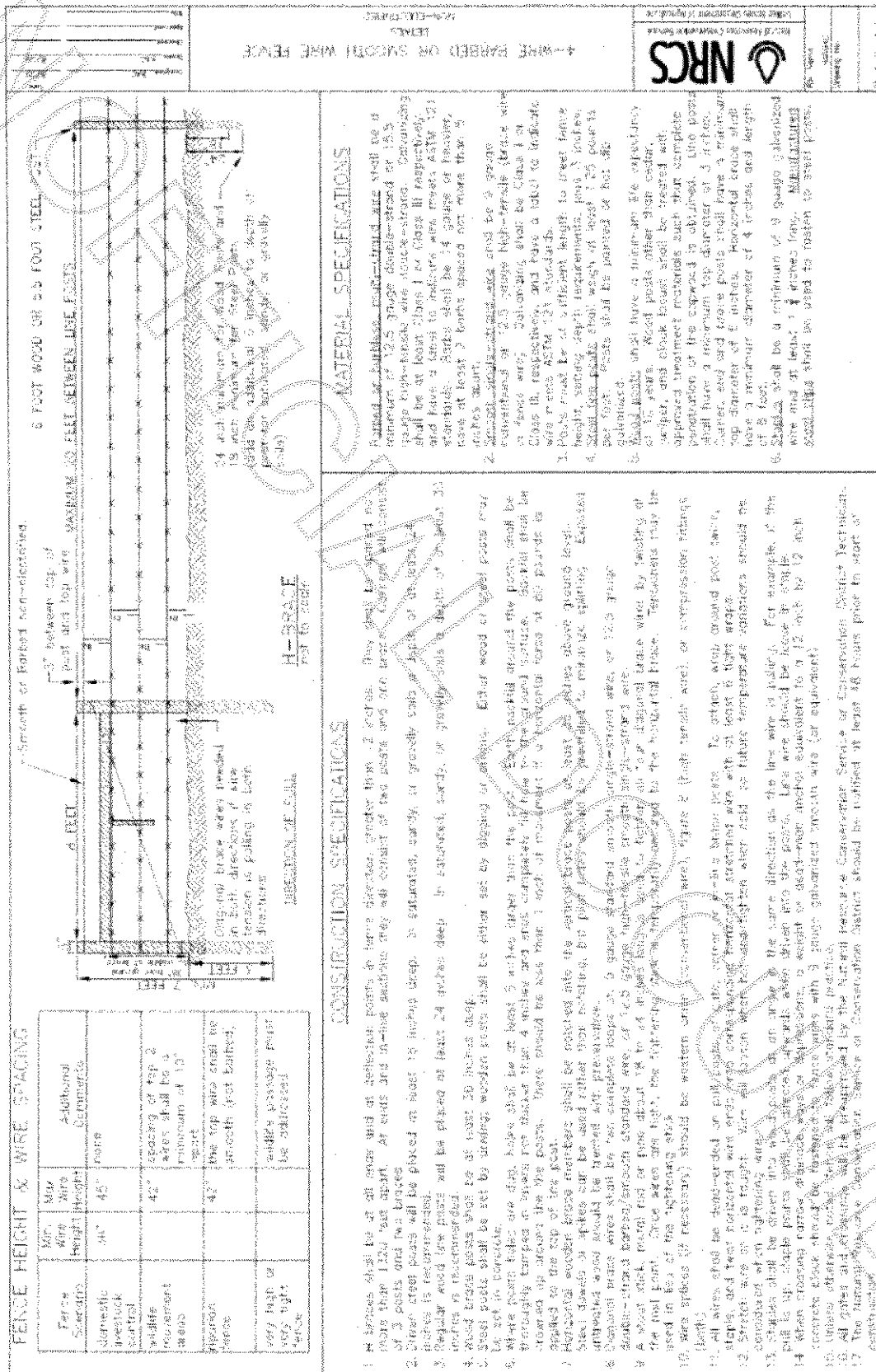
woody debris (LWD) structures (Figure 4). This will be completed between July and September 2012.

Site maintenance will continue through 2015. Maintenance will consist of weedeating twice per year around plants, and annual hand spraying herbicide to control blackberries and knotweed. Landowners will be notified prior to any Project construction or maintenance activities. Protective tubes will be removed prior to Project completion.



Figure 1. Stiles site plan. Location of fence and posts is approximate and will be finalized in the field with the landowner.





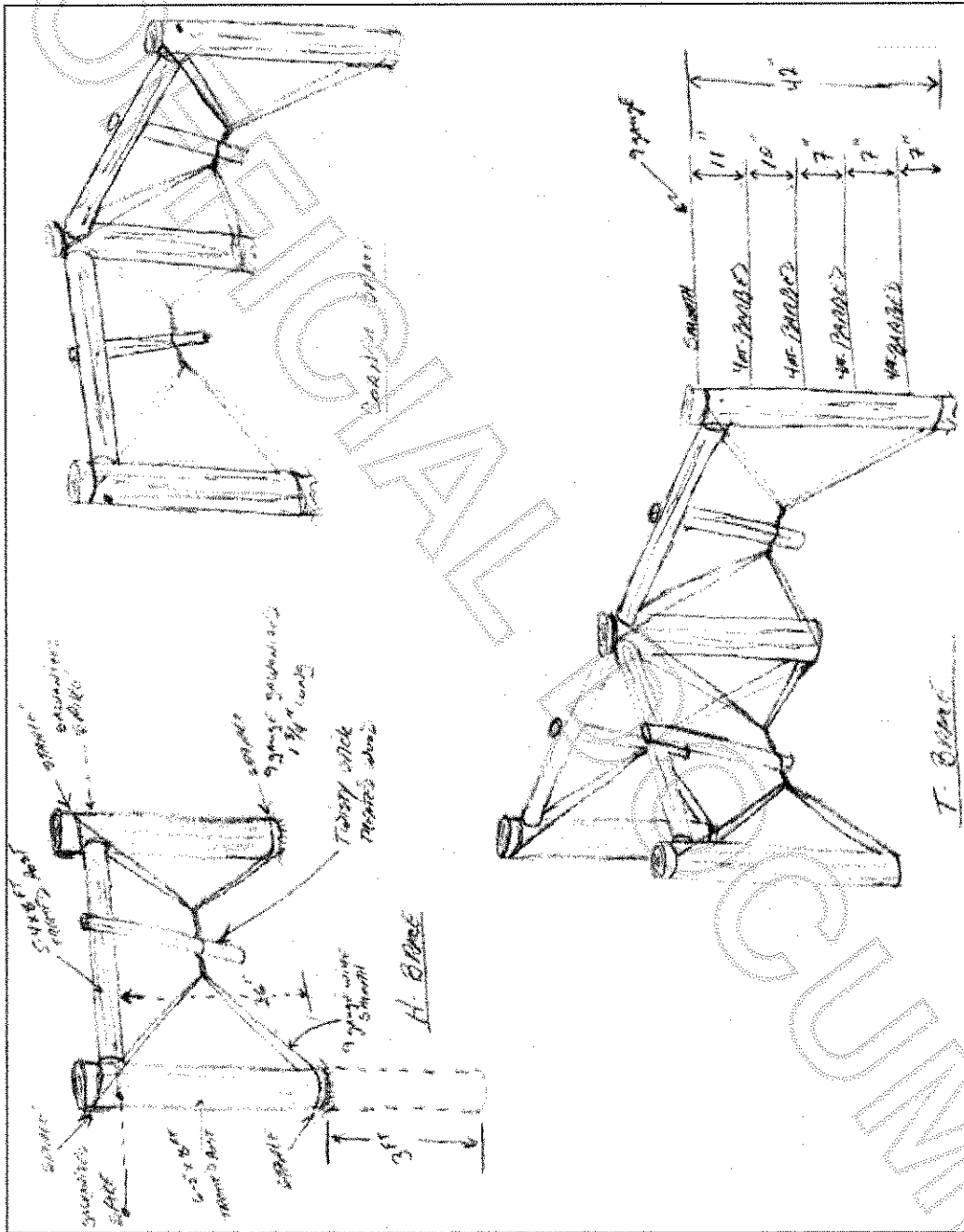


Figure 3. H-Brace construction specifications



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**Figure 4. Proposed Barb Layout Plan for Eroding Hillside**



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**EXHIBIT "D"**  
**LEGAL DESCRIPTION OF LANDOWNER'S PROPERTY**

That portion of the southeast quarter of Section 8, Township 35 North, Range 6 East, W.M. lying easterly of the CCC Road and described as follows:

Beginning at the southeast corner of said Section 8; thence N 87°04'38"W along the south line of said Section 8, a distance of 463.36 feet; thence N 01°43'40"W, a distance of 381.38 feet; 417.66 feet; thence N 87°04'38"W, a distance of 150.23 feet; thence S 78°27'51"W, a distance of 40.73 feet to the south line of S 01°43'40"E, a distance of 174.04 feet to the end line of the existing road described in easement filed under Auditor's File Number 860695; thence S 77°24'16"W along the south line of said road, a distance of 174.04 feet to the end line of the County Road (Pipeline Lane); thence N 06°13'07"W, a distance of 20.03 feet to the north line of said County Road; thence S 81°46'53"W along said north line, a distance of 140.02 feet to the west line of the southeast quarter of the southeast quarter of said Section 8; thence N 01°11'12"W along said west line, a distance of 75.12 feet to a point which is 365 feet from the southwest corner of said southeast quarter of the southeast quarter; thence N 87°04'38"W, a distance of 272.42 feet to the easterly right-of-way line of the County Road (Pipeline Road - CCC Road); thence N 01°00'36"W along said right-of-way line, a distance of 170.77 feet; thence S 87°04'38"E, a distance of 582.66 feet; thence N 01°43'40"W, a distance of 469.30 feet; thence S 87°04'38"E, a distance of 993.27 feet to the east line of said Section 8; thence S 01°43'40"E along said east line, a distance of 1005.50 feet to the point of beginning. All as shown as Tract 1 on survey for Mamie Stiles dated 23AUG91.

SUBJECT TO easements of record.

Containing 20.54 acres.

**AND SUBJECT TO:**

A twenty (20) foot wide easement for ingress, egress and utilities over, under, and across a portion of the southeast quarter of the southeast quarter of the Section 8, Township 35 North, Range 6 East, W.M., the southerly line of which is described as follows:

Commencing at the southeast corner of said Section 8; thence N 87°04'38"W along the south line thereof, a distance of 993.27 feet to a point on the west line of the east 990 feet of said southeast quarter of the southeast quarter; thence N 01°43'40"W along the west line thereof, a distance of 239.29 feet to the south line of an existing private road and point of beginning of this line description; thence S 77°24'16"W along the south line thereof, a distance of 174.04 feet to the end line of the County Road (Pipeline Lane) and end of this line description. All as shown on survey for Mamie Stiles dated 23AUG91.

Situate in Skagit County, Washington.



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