



201303140091

Skagit County Auditor

3/14/2013 Page 1 of 2 3:58PM

**WHEN RECORDED RETURN TO:**

Ship Harbor Inn  
5316 Ferry Terminal Road  
Anacortes, WA 98221

**UTILITY EASEMENT**

M9714

GRANTOR: ALLAN SCHRÖEDER, PRESIDENT  
YALU4 WASHINGTON INC.

GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

The undersigned (hereinafter referred to as the "Grantor"), in order to set and establish the location of that portion of easement referred to and tentatively shown adjacent to the North boundary of Lot 3, according to Short Plat ANA 04-005 (AF#200411030031), and for which provision for alternate location is made, does hereby grant, convey, and warrant to LN Ship Harbor Inn, Inc. and to CASCADE NATURAL GAS CORPORATION, and their respective successors, (hereinafter referred to as the "Grantees"), a nonexclusive easement over the following described property of the Grantor:

**PROPERTY DESCRIPTION:** lot 2 of CITY OF ANACORTES SHORT PLAT NO. ANA 04-005 as recorded under AF#200411030031, records of Skagit County, Washington

**TAX PARCEL NUMBER:** P31655

**EASEMENT DESCRIPTION:**

A STRIP OF LAND TEN (10) FEET IN WIDTH ALONG THE FULL LENGTH OF THE BOUNDARY SEPARATING LOT 2 FROM LOT 3 AS SHOWN ON AF #200411030031, BEING BOUNDED ON THE SOUTH BY SAID BOUNDARY, ON THE NORTH BY A PARALLEL LINE 10 FEET NORTH OF SAID BOUNDARY, ON THE WEST BY THE WEST BOUNDARY OF LOT 2, AND ON THE EAST BY THE BOUNDARY SEPARATING LOT 2 FROM CHANNEL MARKER LANE (PRIVATE) AS SHOWN ON AF #200411030031.

**EASEMENT NOT ADDITIVE TO PRIOR EASEMENT**

It is the express intent of the Grantor that this easement fix the actual location of the easement contemplated in the Short Plat, that the easement is now set 10' North of the corresponding indication on that Short Plat, and that no portion of Lot 3 shall be included in the easement.

**RELOCATION:**

Grantor reserves the right to relocate this easement in the future, replace gas and sewer systems within, and grant a revised easement to Grantees as required, at Grantors expense and sole discretion, subject only to proper and timely contracts with Cascade Natural Gas Corporation, and permitting by City of Anacortes.

**RIGHTS GRANTED:**

Grantee LN Ship Harbor Inn Inc. is hereby granted the right to install, operate, protect, and maintain a forced-main sewer connection serving property West of Short Plat ANA 04-005; and Grantee Cascade Natural Gas is granted the right to install, operate, protect, maintain, and improve underground pipes and necessary other equipment for the purpose of serving the

subdivision and other property with gas service. Grantees are granted the right to access at all times for these purposes only.

Without limiting the generality of the foregoing, the Grantor shall not erect any structure within the easement area, or conduct or permit any activities that may impair or interfere with the rights herein granted, except as described by the rights reserved in the next paragraph.

Grantor agrees to cooperate with Grantee to obtain all necessary permits, licenses and governmental action so that Grantee may enjoy the full use and benefit of this right-of-way easement.

This easement shall be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto.

In witness whereof, the undersigned have executed this easement this 3<sup>rd</sup> day of MARCH 2013

Allan Schroeder  
Allan Schroeder, President, 496404 WASHINGTON INC

State of WASHINGTON

County of SKAGIT

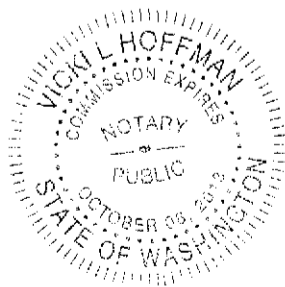
*easement*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 14 2013

Amount Paid \$  
Skagit Co. Treasurer  
By *MF* Deputy

I certify that I know or have satisfactory evidence that Allan Schroeder 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: 3-13-13



Vicki Hoffman  
Notary Public

Print Name VICKI L. HOFFMAN

My commission expires 10-8-13



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