

UNOFFICIAL EASEMENT



Skagit County Auditor \$80.00
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WHEN RECORDED RETURN TO:
Richard M. Sybrandy
Attorney at Law
P.O. Box 175
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Easement
JUL 21 2014

EASEMENT

Grantor(s): Edgar Uhlmann & Sophia Park
Grantee(s): Edgar Uhlmann & Sophia Park
Legal Description: See Exhibit 1
Assessor's Property Tax Parcel: P58505

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

For and in consideration of good and valuable consideration, receipt and sufficiency of which are acknowledged, Edgar Uhlmann and Sophia Park, as owners of Parcel B (the serviant estate), herein, hereby grants and conveys to Edgar Uhlmann and Sophia Park, as owners of Parcel A (the dominant estate), herein, for the purpose described below, a nonexclusive perpetual easement over, under, along across and through the following described real property (Parcel B herein) in Skagit County, Washington:

Current Legal Description:

*LTS 3-6 BIK 707
Northern Pacific Add*

Future Legal Description:

SEE EXHIBIT 1 AS HERETO ATTACHED AND BY REFERENCE INCORPORATED HEREIN.

SEE EXHIBIT 2 AS HERETO ATTACHED AND BY REFERENCE INCORPORATED HEREIN.

The easement area as granted herein shall be upon the following portion of the above described real property:

SEE EXHIBIT 3 AS HERETO ATTACHED AND BY REFERENCE INCORPORATED HEREIN.

This easement shall run with the land and operate in perpetuity for the benefit of Parcel A, situate in Skagit County, Washington, more fully described as:

Current Legal Description: **SEE EXHIBIT 4 AS HERETO ATTACHED AND BY REFERENCE INCORPORATED HEREIN.**

Future Legal Description: **SEE EXHIBIT 5 AS HERETO ATTACHED AND BY REFERENCE INCORPORATED HEREIN.**

1. **Purpose.** The owner of the dominant estate shall have the right to use the easement area to construct, operate, maintain, repair replace, improve, remove, upgrade and extend one or more utility systems for the purpose of transmission of utility services for the use of the dominant estate.
2. **Utilities.** Utility systems shall include but are not limited to conduits, lines, cables, vaults, switches and transformers for electricity, telephone lines, cable and internet lines, water lines, gas lines and other utilities and services, and the equipment and facilities necessary thereto.
3. **Maintenance.** Following the initial construction and installation of utility systems, the owner of the dominant estate may, from time to time, construct such additional facilities as it may require for utility systems, and shall have the right to access the easement are over and across the property to enable exercise of the rights granted in this easement, and maintenance of the utility lines installed pursuant to this easement.
4. **Clearing and Maintenance.** The dominant estate shall have the right, but not the obligation to cut, remove and dispose of any and all brush, trees or other vegetation in the easement area. It shall also have the right but not the obligation, to control, on a continuing basis and by any prudent and reasonable means, the establishment and growth of brush, trees or other vegetation in the easement area.
5. **Restoration.** Following initial installation, repair of extension of its utility facilities, the dominant estate shall, to the extent reasonably practicable, restore landscaping and surfaces and portions of the property affected by the dominant estate's utility work to the condition existing immediately prior to such work. The dominant estate shall sue good faith efforts to perform its restoration obligations under the paragraph as soon as reasonably possible after the completion of work.
6. **Use of Easement Area.** The owner of the serviant estate reserves the right to use the easement area for any purpose not inconsistent with the rights herein granted, provided, however, that the owner shall not construct or maintain any buildings or structures on the easement area. The owner of the serviant estate reserves the right to

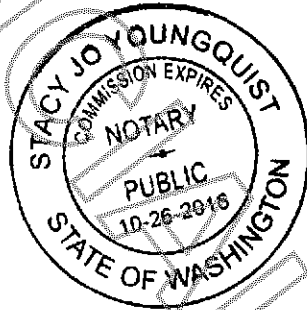


201407210091

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On this 9 day of July, 2014, before me, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Sophia Park to me known to be the individual(s) who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first above written.



Stacy Jo Youngquist
NOTARY PUBLIC for the State of Washington, residing at: MOUNT VERNON, WA
My commission expires: 10/26/16



EXHIBIT 1

Lots 3 through 6, Block 707, "Northern Pacific Addition to Anacortes," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington



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EXHIBIT 2

That portion of Lots 1 through 6, Block 707, Northern Pacific Addition to Anacortes, as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, lying Northerly and Westerly of the following described line:

Beginning at the Northeast corner of said Lot 1;

thence South 20°17'36" East along the Easterly boundary of said Lot 1 a distance of 30.00 feet to the True Point of Beginning;

thence North 65°17'36" West a distance of 14.14 feet to a point 20.00 feet

Southeasterly, measured perpendicularly, from the Northerly line of said Lot 1;

thence South 69°42'24" West parallel with said Northerly line a distance of 73.99 feet to a point 14.00 feet Southwesterly, measured perpendicularly, from the Westerly line of said Lot 2;

thence South 20°17'36" East parallel with said Westerly line a distance of 90.00 feet to the Southerly line of said Block 707 and the terminus of said line, said terminus point lying 14.00 feet, South 69°42'24" West from the Southwest corner of said Lot 2.

Situate in the City of Anacortes, County of Skagit, State of Washington



EXHIBIT 3

UTILITY EASEMENT

That portion of Lots 1 through 3, Block 707, Northern Pacific Addition to Anacortes, as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 1;

thence South $20^{\circ}17'36''$ East along the Easterly boundary of said Lot 1 a distance of 30.00 feet;

thence North $65^{\circ}17'36''$ West a distance of 14.14 feet to a point 20.00 feet

Southeasterly, measured perpendicularly, from the Northerly line of said Lot 1;

thence South $69^{\circ}42'24''$ West parallel with said Northerly line a distance of 73.99 feet to a point 14.00 feet Southwesterly, measured perpendicularly, from the Westerly line of said Lot 2;

thence North $20^{\circ}17'36''$ West parallel with said Westerly line a distance of 20.00 feet to the North line of said Lot 3, Block 707;

thence North $64^{\circ}42'24''$ East 83.99 feet along the North line of said Block 707 to the point of Beginning.

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Exhibit 4

Lots 1 and 2, inclusive, Block 707, "Northern Pacific Addition to Anacortes," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington



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UNOFFICIAL DOCUMENT

EXHIBIT 5

LOT A

That portion of Lots 1 through 6, Block 707, Northern Pacific Addition to Anacortes, as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, lying Southerly and Easterly of the following described line:

Beginning at the Northeast corner of said Lot 1;

thence South $20^{\circ}17'36''$ East along the Easterly boundary of said Lot 1 a distance of 30.00 feet to the True Point of Beginning;

thence North $65^{\circ}17'36''$ West a distance of 14.14 feet to a point 20.00 feet

Southeasterly, measured perpendicularly, from the Northerly line of said Lot 1;

thence South $69^{\circ}42'24''$ West parallel with said Northerly line a distance of 73.99 feet to a point 14.00 feet Southwesterly, measured perpendicularly, from the Westerly line of said Lot 2;

thence South $20^{\circ}17'36''$ East parallel with said Westerly line a distance of 90.00 feet to the Southerly line of said Block 707 and the terminus of said line, said terminus point lying 14.00 feet, South $69^{\circ}42'24''$ West from the Southwest corner of said Lot 2.

