



Skagit County Auditor
5/17/2016 Page

1 of

5

\$77.00
2:52PM

After recording return document to:

City of Burlington
Attn: Public Works/Engineering
833 S. Spruce Street
Burlington, WA 98233

PLEASE MAKE NO MARK IN THE MARGIN SPACE - RESERVED FOR COUNTY AUDITOR'S USE

Document Title: Right of Way Easement
Reference Number of Related Documents: N/A
Grantor(s): Dynes Real Estate Holdings, LLC
Grantee(s): City of Burlington
Legal Description: East Ptn Tract 72, Plat of Burlington Acreage Property Vol 1, Pg 49
Additional Legal Description: See Exhibits A, and B attached
Assessor's Tax Parcel Number: P62771, 3867-000-072-0207

RIGHT OF WAY EASEMENT

E. Gilkey Road Improvement Project

The Grantor(s), **Dynes Real Estate Holdings, LLC**, a Washington limited liability company, for and in consideration of \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, grant(s) to **City of Burlington**, a municipal corporation of the State of Washington and its assigns, for use by the public forever, an easement over, under, upon and across the hereinafter described lands to inspect, construct, reconstruct, operate, maintain, repair, and replace and enlarge public rights-of-way for all public purposes.

Said lands being situated in Skagit County, state of Washington, and described as follows:

For legal description and additional conditions see Exhibit A-Road Right of Way, and depicted in Exhibit B, attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 1944
MAY 17 2016

Amount Paid \$ 20.09
Skagit Co. Treasurer
By HB Deputy

RIGHT OF WAY EASEMENT

DATED THIS 5 day of May, 2016

GRANTORS: DYNES REAL ESTATE HOLDINGS, LLC,
a Washington limited liability company

By Colleen Dynes

Its General mgt

Accepted and Approved
City of Burlington

By: [Signature]

Name: STEVE SEXTON

Its: MAYOR

Executed: 5/16/16

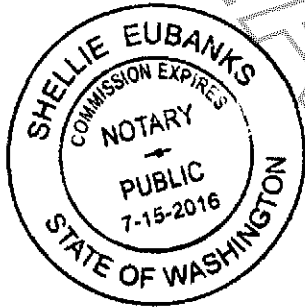
RIGHT OF WAY EASEMENT

STATE OF WASHINGTON }
COUNTY OF Skagit } ss.

I certify that I know or have satisfactory evidence that Colleen Dyncs is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Manager of DYNES REAL ESTATE HOLDINGS, LLC, a Washington limited liability company, to be their free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 5th day of May, 2016.

(SEAL)



Shellie Eubanks

Notary Public

Shellie Eubanks

Printed Name

Residing at Bow, WA

My appointment expires 7-15-16

**EXHIBIT A DESCRIPTION
ROAD RIGHT OF WAY
NORTHWEST CORNER ANACORTES STREET AND EAST GILKEY WAY**

That portion of Tract 72, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows.

Commencing at the Southeast corner of the Northwest $\frac{1}{4}$ of Section 5, Township 34 North, Range 4 East, W.M.;
thence North $89^{\circ}55'13''$ West on the South line of the Southwest $\frac{1}{4}$ of said Section 5 a distance of 30.00 feet to the West margin of Anacortes Street and the Point of Beginning;
thence continuing North $89^{\circ}55'13''$ West on said South line a distance of 18.43 feet;
thence Northeasterly along a non-tangent curve to the right, having a central angle of $38^{\circ}02'54''$, a radius of 48.53 feet, an arc length of 32.22 feet and a chord bearing North $22^{\circ}12'46''$ East a distance of 31.64 feet;
thence continuing Northeasterly along a reverse curve to the left, having a central angle of $41^{\circ}32'31''$, a radius of 24.98 feet, an arc length of 18.11 feet and a chord bearing North $20^{\circ}25'51''$ East a distance of 17.71 feet to said West margin;
thence South $0^{\circ}21'39''$ East on said West margin a distance of 46.02 feet to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

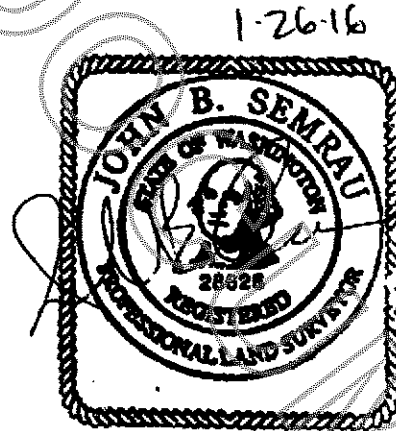


EXHIBIT B

ANACORTES STREET

30'

SE COR
NW 1/4
SEC 5, T 35 N,
R 4E

N 89°35'13" W

30.00'

S 00°21'39" E

EAST LINE TRACT 72

46.09'

18.43'

BURLINGTON
ACREAGE
PROPERTY

TRACT 72

$\Delta = 41^{\circ}32'31''$
 $R = 24.98'$
 $L = 18.11'$

$\Delta = 38^{\circ}02'54''$
 $R = 48.52'$
 $L = 32.22'$

SOUTH LINE TRACT 72

E. GILKEY ROAD
(UNOPENED ROW)



SCALE



DRAWING: 510BROW.DWG
JOB NO.: 5108
DATE: 1-25-16

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