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03/04/2021 10:08 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

Return Address:

Christopher P. Felt
16839 Kamb Rd.
Mount Vernon, WA 98273

REVIEWED BY	
SKAGIT COUNTY TREASURER	
DEPUTY	<u>Bl</u>
DATE	<u>3-4-21</u>

Document Title: STORM DRAIN EASEMENT

Grantor: Raymond G. Henderson and Sharon A Henderson.

Grantee: Christopher P. Felt and Cheryl A. Felt

Parcel ID#: P56562 and P133694 22/35/01

The said Grantor (Henderson's), hereby grant to Christopher P. Felt and Cheryl A. Felt, their successors and assigns (Felt), a non-exclusive, perpetual easement for a storm drainage with the necessary appurtenances through, over and across the following described property situated in Skagit County, Washington, more particularly described in Exhibit "B".

The perpetual easement is described in Exhibit "B", attached and the storm drain route is shown in Exhibit "A" attached: all of said exhibits are incorporated by reference.

Grantee shall have the right, without prior institution of any suit or proceeding at law, at such times as may be necessary, to enter upon the property described in Exhibits "A" and "B", for the purpose of constructing, repairing, altering or reconstructing storm drains or making any connections therewith, without incurring any legal obligation or liability therefore, provided that such constructing, repairing, altering or reconstructing of such storm drains shall be accomplished in such a manner that the improvements and land contours existing in the right-of-way shall not be disturbed or destroyed, or in the event that they are disturbed or destroyed, they will be replaced as is reasonably possible, in as good a condition as they were immediately before the property was entered upon by the Grantee.

Grantor also conveys to Grantee and to those acting under said Grantee the temporary use of such additional area immediately adjacent to said easement and shall be reasonably required for the construction and maintenance of the utilities and appurtenances in the above-described easement, such additional area to be returned to its original state by the Grantee or its agents immediately after any such construction or maintenance.

Grantor shall retain the right to use the surface of said easement, so long as said use does not unreasonably interfere with the installation and maintenance of the storm drain and so long as no building or structures are erected on said easement. This easement shall be a covenant running with the land and shall be binding on the successors, heirs and assigns of both parties hereto

DATED February 12, 2021, 2021

Grantees
Christopher P. Felt
Christopher P. Felt

Cheryl A. Felt
Cheryl A. Felt

Grantors
Raymond G. Henderson
Raymond G. Henderson

Sharon A. Henderson
Sharon A. Henderson

State of Washington)
)
County of Skagit)

I certify that I know or have satisfactory evidence that Christopher Felt and Cheryl Felt, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes in the instrument.

Dated: 2/24/2021



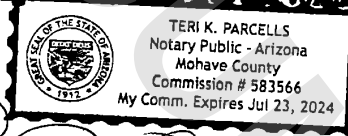
Nicole DeY
Notary Public

My appointment expires: 3/1/2022

Arizona (HCR)
State of Washington)
)
County of Skagit ~~)~~ Mohave (HCR)

I certify that I know or have satisfactory evidence that Raymond Henderson and Sharon Henderson, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes in the instrument.

Dated: 2-12-2021



Teri K. Parcells
Notary Public
My commission expires 7-23-2024

This Notary Certificate is attached to a document entitled, "STORM DRAIN EASEMENT RE P56562 & P133694." (HCR)

Exhibit A

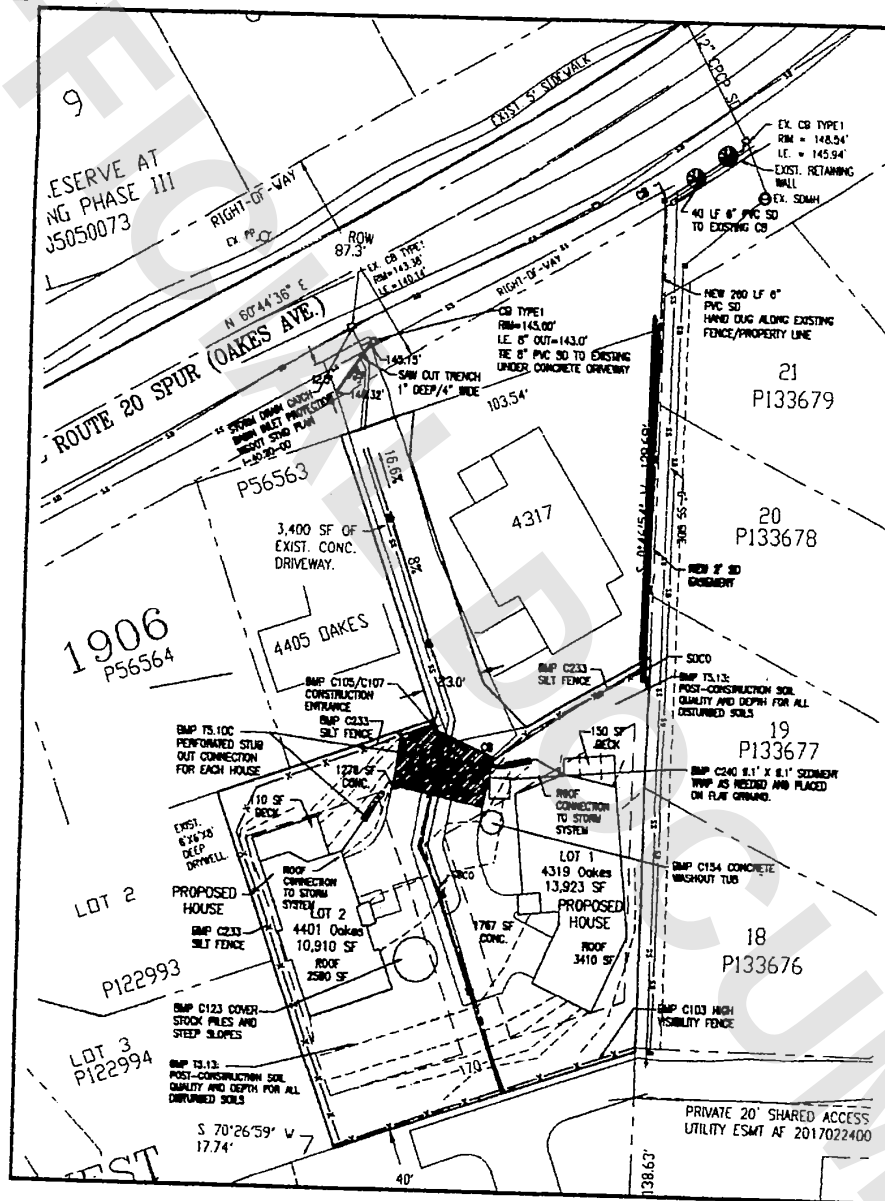


Exhibit B

A strip of land 2 feet wide in width over, under and across a portion of 1906 per the map of the city of Anacortes, situated in section 22, township 35 South, range 01 East and recorded in volume 2 of plats, page 20, records of Skagit County, Washington.

Lots 3 through 7, inclusive, Block 1906, BARING ADDITION TO ANACORTES, WASH, as per plat recorded in volume 2 of plats, page 20 records of Skagit County, Washington.

Together with the alley vacated under Ordinance No. 1727 and recorded under Auditor's File No. 7903200005, records of Skagit County, Washington.

Together with lots 5 through 10 inclusive, Block 1907, BARING ADDITION TO ANACORTES WASH, as per plat recorded in Volume 2 of Plats, page 20, records of Skagit County, Washington.

Beginning in the Northeast corner of said Lot 3:
thence South 70 26'59" West, 103.54 feet
thence South 2 57'00" West, 18.29 feet
thence South 19 33'00" East 92.94 feet
thence South 45 21'57" East 24.73 feet
thence North 58 43'16" East, 56.24 feet
thence North 0 46'54" West, 128.69 feet to the point of beginning.