

When recorded return to:  
Intrepid NW LLC  
2018 R Avenue  
Anacortes, WA 98221

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Heather Beauvais  
DATE 04/19/2021

**Document Title:**  
Storm Drainage Easement

**Reference Number:**

**Grantor(s):**

1. Skyline Court Condominiums

**Grantee(s)**

1. Intrepid NW LLC

**Abbreviated legal description:**  
PLAT OF SKYLINE COURT CONDOMINIUMS

**Assessor Parcel / Tax ID Number:**  
P100699 / 4581-000-101-0000

Additional tax parcel number(s) on page 4

### Storm Drainage Easement

**THIS EASEMENT AGREEMENT** entered into this 15<sup>th</sup> day of April, 2021 by Skyline Court Condominiums ("Grantor"), whose current mailing address is 5104 Kingsway Anacortes, Washington 98221 to Intrepid NW LLC ("Grantee"), whose current mailing address is 2018 R Avenue Anacortes, Washington 98221. As used herein, the term "Grantor" shall include parties hereto their respective heirs, successors executors, administrators and assigns of the Grantor, and all subsequent property owners of the "Property" as hereinafter defined, and the term "Grantee" shall include any successor or assignee of Grantee.

#### WITNESSETH

**WHEREAS**, Grantor hereby grants unto Grantee its successors, and assigns a Perpetual Easement for Storm Drainage over a designated area of Grantor's property located at 1510 Skyline Way Anacortes. The easement area is depicted in Exhibit-4 attached hereto (1500 Skyline Way Storm Drainage Easements).

**NOW, THEREFORE**, in consideration of the hereinabove set forth are the mutual terms, conditions, and obligations the parties agree as follows:

1. Grantee shall have the right to construct, operate, maintain, repair, replace and use within the Easement Area shown in Exhibit-4 for a Storm Drainage System.
2. Grantee shall have the right to enter upon the Easement Area and sufficient land adjacent to said Storm Water Drainage Easement Area property from time to time for inspections, maintenance, and repairs without interference by the Grantor's.
3. Grantor reserves the right to use the Easement Area herein granted, however, Grantor shall not construct or install objects or materials that will cause damage, obstruct, or interfere with the Grantees Storm Drainage System within the Easement Area Exhibit-4.
4. This Easement does not grant or convey any right of ownership.
5. This Easement shall run with the land described within and be for the benefit of the Grantee and their respective heirs' representatives, successors, and assigns.
6. Grantees use of the Storm Easement will not damage, block, obstruct, interfere with the existing Storm System used by Skyline Court Condominiums.
7. Grantees use of the Easement Area will be subterranean, no above ground pipes or swales will be allowed.
8. The Grantee will return the Easement Area to its original physical above ground condition within 10 days of any work or maintenance done within the Storm Easement Area.
9. All work in the Storm Easement Area will be completed by a licensed contractor, contractor will obtain required permits and approval by the City of Anacortes, any Governmental or Regulatory Agency.
10. Grantee hereby agrees to indemnify, defend, and hold harmless Grantor, its successors and assigns, from all claims liability, loss, damage, personal injury or injury caused by the Grantee or Grantee's agents in connection with Grantee's use of the Easement Area or while work is being performed within the Easement Area; provided, however the foregoing indemnity shall not apply to any damage caused solely by the negligence of the Grantor or Grantor's agents.

**WHEREAS** Grantor states that it has full authority to enter into the agreement, and that the signatory has full authority to enter into the agreement, and that the signatory has authority to execute the Agreement.

IN WITNESS WHEREOF, the undersigned have agreed for this Storm Drainage Easement to be executed this 16 Day of April, 20 21.

This Agreement to be signed by the following parties:  
Intrepid LLC-Nels Strandberg Member  
Skyline Court Condominiums-Phillip Stroud President

ACKNOWLEDGEMENT

By: [Signature]  
Nels Strandberg-Member  
Intrepid NW LLC

Dated: 4/16/21

STATE OF WASHINGTON  
COUNTY OF Skagit

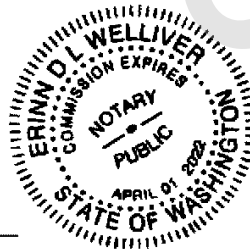
This 16<sup>th</sup> day of April, 20 21  
personally appeared Nels Strandberg, who is personally known to me or proved to me with satisfactory evidence to be the individual described in and who executed the within foregoing instrument and acknowledged to me that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal of office this 16<sup>th</sup> day of April, 2021

WITNESS my hand and official seal  
Erinn DL Welliver  
(Notary Name Printed)

[Signature]  
(Notary Signature)

My Commission Expires: 4/1/2022



P100699 / 4581-000-101-0000 Unit A-101 Skyline Court (a condominium), according to amended declaration thereof recorded December 10, 1992, under Auditor's File o. 9212100086, and recorded in volume 15 of plats, pages 33 through 37, records of SKAGIT COUNTY, WASHINGTON;

P100700 / 4581-000-102-0001 Unit A-102 Plat of Skyline Court, Condominium, according to the amended declaration thereof recorded December 10, 1992, under Auditor's File No. 9212100086, and recorded in Volume 15 of SKAGIT COUNTY, WASHINGTON.

P100701 / 4581-000-103-0002 Unit A-103 Skyline Court (a condominium), according to amended declaration thereof recorded December 10, 1992, under Auditor's File no. 9212100086, and recorded in Volume 15 of plats, pages 33 through 37, records of SKAGIT COUNTY, WASHINGTON;

P100702 / 4581-000-104-0003 Unit A-104 Skyline Court (a condominium), according to amended declaration thereof recorded December 10, 1992, under Auditor's File No. 9212100086, and recorded in Volume 15 of plats, pages 33 through 37, records of SKAGIT COUNTY, WASHINGTON;

P100703 / 4581-000-201-0000 UNIT A-201, Skyline Court, Condominium, a condominium, according to the declaration thereof recorded April 16, 1992 under Auditor's File No. 9204160065 and survey and map plans recorded in Volume 15 of plats, pages 33 through 37, inclusive, and any amendments thereto, records of SKAGIT COUNTY, WASHINGTON.

P100704 / 4581-000-202-0001 Unit A-202 Skyline Court, "Plat of Skyline Court, Condominium," according to that survey recorded April 16, 1992, under Auditor's File no. 9204160064, in Volume 15 of plats, pages 33 through 37, inclusive, and according to that declaration recorded April 16, 1992, under Auditor's File No. 9204160065, said declaration being by those instruments recorded under Auditor's File No. 9206240092 and 9212100086, all records of SKAGIT, COUNTY, WASHINGTON.

P100705 / 4581-000-203-0002 UNIT A-203, Plat of Skyline Court, Condominium, according to the amended declaration thereof recorded December 10, 1992, under Auditors File No. 9212100086, and recorded in volume 15 of plats, pages 33 through 37, records of SKAGIT COUNTY, WASHINGTON.

P100706 / 4581-000-204-0003 Unit A-204 "Plat of Skyline Court, Condominium," according to that survey recorded April 16, 1992, under Auditor's File No. 9204160064, in volume 15 of plats, pages 33 through 37, inclusive, and according to that declaration recorded April 16, 1992, under Auditor's File No. 9204160065, said declaration being amended by those instruments recorded under Auditor's File Nos. 9206240092 and 9212100086, all records OF SKAGIT COUNTY, WASHINGTON.

P100707 / 4581-000-301-0000 UNIT A-301 "Plat of Skyline Court, Condominium", a condominium, as per the survey map and plans thereof recorded April 16, 1992, under Auditors File No. 9204160064 in volume 15 of plats, pages 33 through 37, inclusive and as further defined by "declaration and covenants, conditions, restrictions and reservations for skyline court condominium" recorded April 16<sup>th</sup>, 1992 under Auditor's File No. 9204160065 in Volume 1067 of official records, pages 386 to 450, inclusive, and as amended thereto recorded under Auditor's File Nos. 9206240092 and 9212100086, records OF SKAGIT COUNTY, WASHINGTON.

together with a percentage interest in those certain common areas and limited commons areas and parking spaces as further defined and set forth in the herein above referred to "Declaration" and all amendments thereto.

P100708 / 4581-000-302-0001

UNIT A-302 SKYLINE COURT (a condominium), according to amended declaration thereof recorded December 10, 1992, under Auditors File No. 9212100086, and recorded in Volume 15 of plats, pages 33 through 37, records of SKAGIT COUNTY, WASHINGTON.

P100709 / 4581-000-303-0002

UNIT A-303, SKYLINE COURT, "Plat of Skyline Court, Condominium" according to the Amended Declaration thereof recorded December 10, 1992, under Auditors File NO. 9212100086, and recorded in Volume 15 of Plats, pages 33 through 37, records of SKAGIT COUNTY, WASHINGTON.

P100710 / 4581-000-304-0003

Unit A-304 SKYLINE COURT (a condominium), according to the Survey Maps and Set of Plans delineating said unit, recorded April 16, 1992 in Volume 15 of Plats, pages 33 through 37, inclusive, under Auditors File No. 9024160064.

TOGETHER WITH an undivided 7.41% interest in the common areas and facilities appertaining to said unit and including therein limited common areas and facilities so appertaining, according to the declaration of condominium recorded April 16, 1992 under auditors file no. 9204160065 and as amended by instruments recorded June 24, 1992 and December 10, 1992 under Auditors File Nos. 9206240092 and 9212100086, respectively records of SKAGIT COUNTY, WASHINGTON.

ACKNOWLEDGEMENT

By: Phillip Stroud  
Phillip Stroud-President  
Skyline Court Condominiums

Dated: April 15, 2021

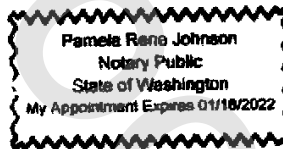
STATE OF WASHINGTON  
COUNTY OF Skagit

This 15<sup>th</sup> day of April, 2021  
personally appeared Phillip Stroud, who is personally known to me or  
proved to me with satisfactory evidence to be the individual described in and who executed the within  
foregoing instrument and acknowledged to me that he/she signed the same as his/her free and voluntary act  
and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal of office this 15<sup>th</sup> day of April, 2021

WITNESS my hand and official seal

Pamela Rene Johnson  
(Notary Name Printed)  
Pamela Rene Johnson  
(Notary Signature)



My Commission Expires: 1/16/2022

Seal

**AN STORM DRAINAGE EASEMENT TO 1500 SKYLINE WAY ON AND ACROSS 1510  
SKYLINE WAY, SKYLINE COURT CONDOMINIUM.  
SEE EXHIBIT MAP #4**

That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 28, Township 35 North, Range 1 East, W.M. described as follows:

Commencing at the Northeast corner of the Plat of Skyline No. 16, as per plat recorded in Volume 10 of Plats, pages 23 through 25, records of Skagit County, Washington, being a point on the Southerly boundary of Sunset Avenue;

Thence South  $2^{\circ}12'44''$  West, 20.00 feet to the South right-of-way line of Sunset Avenue;

Thence continue South  $2^{\circ}12'44''$  West along the east line, 195.34 feet to the POINT OF BEGINNING;

Thence continue South  $2^{\circ}12'44''$  West along the east line, 121.05 feet;

Thence South  $87^{\circ}47'18''$  East, 12.00 feet;

Thence North  $2^{\circ}12'44''$  East, 121.05 feet;

Thence North  $87^{\circ}47'18''$  West, 12.00 feet to the POINT OF BEGINNING.

