

**ACCOMODATION
RECORDING ONLY**

**Filed for Record at request of
and return to:**
Stiles & Lehr Inc., P.S.
P.O. Box 228
Sedro-Woolley, WA 98284

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 01/14/2022

GRANTOR: COMMONWEALTH HOLDINGS, LLC, a Washington limited liability company
GRANTEE: THE SKAGIT COMMUNITY FOUNDATION, a Washington nonprofit organization
LEGALS: Lot 2, SP BU 06-01, AF#200107200120 (Ptn Tr. 48, Burlington Acreage)
Lot 3, SP BU 06-01, AF#200107200120 (Ptn Tr. 48, Burlington Acreage)
APN # P62609 3867-000-048-0604; P118219 3867-000-048-1700

SANITARY SEWER EASEMENT

This Sanitary Sewer Easement (this "Easement") is made as of January 13, 2022 by and between COMMONWEALTH HOLDINGS, LLC, a Washington limited liability company ("Grantor") and THE SKAGIT COMMUNITY FOUNDATION, a Washington nonprofit organization ("Grantee").

RECITALS

WHEREAS, Grantor owns a certain parcel of real property located in the city of Burlington, Skagit County, Washington, commonly known as 811-813 Peterson Road, Burlington WA, 98233 and more specifically and legally described as follows:

Lot 3 of City of Burlington Short Plat No. BU 6-01, approved July 19, 2001 and recorded July 20, 2001, under Auditor's File No. 200107200120, being a portion of Tract 48, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

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

Sanitary Sewer Easement

WHEREAS, Grantee owns a certain parcel of real property located in the City of Burlington, Skagit County, Washington, commonly known as 821 Peterson Road, Burlington, WA 98233 and more specifically and legally described as follows:

Lot 2 City of Burlington Short Plat No. BU 6-01, approved July 19, 2001 and recorded July 20, 2001, under Auditor's File No. 200107200120, being a portion of Tract 48, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

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

WHEREAS, Grantor wishes to grant and convey to Grantee, its heirs, successors in interest, assigns and its invitees and permittees a perpetual, non-exclusive sanitary sewer easement under a certain portion of Grantor's parcel.

GRANT OF EASEMENT

1. GRANTOR does hereby grant and convey to GRANTEE, its heirs, successors in interest and assigns and invitees and permittees, a non-exclusive sanitary sewer easement, including the right to maintain and replace, **underneath the southerly 20 feet of the westerly 25 feet** of the following described parcel (the "Easement Area"):

Lot 3 of City of Burlington Short Plat No. BU 6-01, approved July 19, 2001 and recorded July 20, 2001, under Auditor's File No. 200107200120, being a portion of Tract 48, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

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

GRANTOR reserves the right to use the Easement Area for any purpose not inconsistent with the access right herein granted, provided; that Grantor shall not construct or maintain any building or other structure, or permit any obstruction within the Easement Area which would interfere with the exercise of the right of access granted herein, including ingress and egress to and from the Easement Area.

2. This Easement shall be recorded in Skagit County, shall run with the land described herein, and shall be binding upon the parties hereto, their heirs, successors in interest and assigns.
3. The invalidity of any portion of this Easement will not and shall not be deemed to affect the validity of any other provision. If any provision of this Easement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect.

Sanitary Sewer Easement

4. Grantor covenants that it is the lawful owner of the above-described property and has authority to convey such Easement.

GRANTOR – Commonwealth Holdings, LLC

By: [Signature]
Commonwealth Holdings, LLC
Kendall Gentry, its Manager

1/13/2022
Date

GRANTEE – The Skagit Community Foundation

By: [Signature]
The Skagit Community Foundation
Maddy MacKenzie, its Executive Director

1/13/2022
Date

ACKNOWLEDGED BY – Peoples Bank as Grantee of Deed of Trust (AF# 202007070084)

By: [Signature]
Peoples Bank

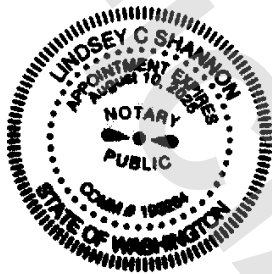
1/13/22
Date

Michael Fredlund, its SVP
(Name) (Title)

Sanitary Sewer Easement

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that **Kendall Gentry** of **Commonwealth Holdings, LLC** is the person who appeared before me and who on oath is authorized to execute the within and foregoing instrument and acknowledged them as the Manager of **Commonwealth Holdings, LLC**, and acknowledged that they signed this instrument for the Corporation as their free and voluntary act for the uses and purposes mentioned in the instrument.



LCS Shannon
NOTARY PUBLIC in and for the
State of Washington
residing at: OAK HARBOR
Commission expires: 8.10.25

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that **Maddy MacKenzie**, of **The Skagit Community Foundation** is the person who appeared before me and who on oath is authorized to execute the within and foregoing instrument and acknowledged them as Executive Director of **The Skagit Community Foundation** and acknowledged that they signed this instrument for the Corporation and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

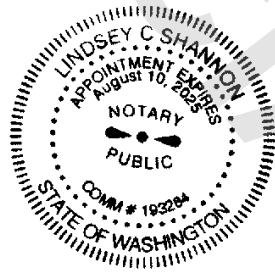


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Sanitary Sewer Easement

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that Michael Fedlund (name), of **Peoples Bank** is the person who appeared before me and who on oath is authorized to execute the within and foregoing instrument and acknowledged them as Senior Vice President (title) of **Peoples Bank** and acknowledged that they signed this instrument for the Corporation and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



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