

WHEN RECORDED RETURN TO:

City of Anacortes Legal Department
PO Box 547
Anacortes, WA 98221

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 03/22/2023

DOCUMENT TITLE: EASEMENT
GRANTOR(S): Brent R. Weidemann, and the Estate of Bethene Larae Weidemann
GRANTEE(S): City of Anacortes, a Washington municipal corporation.
ABBREVIATED LEGAL: Ptn Lots 8-10, Blk 101, Northern Pacific, Ptn GL1, 23-35, E W.M.
ASSESSOR PARCEL / TAX ID NUMBER: P31692 / 350123-0-002-0603

EASEMENT

The undersigned Brent R. Weidemann a single person and as Personal Representative for the Estate of Bethene Larae Weidemann ("Grantor"), as a gift and for no other consideration, hereby conveys and perpetual nonexclusive easement ("Easement") to the City of Anacortes, a Washington municipal corporation ("Grantee"), over, and across the Grantor's Property, as described in Exhibit A, which is hereby incorporated by reference.

The purpose of the Easement is for the construction, operation, maintenance and repair of a recreational trail ("Trail") and City utilities within the Easement Area as described in Exhibit B, which is hereby incorporated by reference.

This Easement conveys the right, privilege and authority, to Grantee and Grantee's contractors, to enter Grantor's Property with materials, workers, volunteers or agents, to construct, maintain, replace and reconstruct the Trail and City utilities and to perform shoreline stabilization work, together with the right of ingress and egress over

and across the Easement Area at any and all times for the purposes of doing anything reasonably necessary or useful or convenient for the enjoyment of the Easement hereby granted; and the right to grade and re-grade land, spread gravel or apply pavement or concrete, place foundations and cut and remove any vegetation and other obstructions which may endanger the safety or interfere with the use of said Trail.

This easement and each of the terms, provisions, conditions, and covenants herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Any covenant granted herein shall be a covenant running with the land.

Dated this 17 day of March, 2023.

By: Brent R. Weidemann
Brent R. Weidemann

Estate of Bethene Larae Weidemann
By: Brent R. Weidemann
Brent R. Weidemann, Personal Representative



STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Brent R. Weidemann is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for of such party for the uses and purposes mentioned in this instrument.

IN WITNESS WHEREOF I have hereunto given my hand and official seal this 17th day of Mar. 17th, 2023.

Kim Smith
Notary Public in and for the State of WA
Residing at MOUNT VERMONT
My appointment expires 10-6-2024

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Brent R. Weidemann signed this instrument on oath stated that he is authorized to execute this instrument and acknowledged it as the Personal Representative for the Estate of Bethene Larae Weidemann to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

IN WITNESS WHEREOF I have hereunto given my hand and official seal this 17th day of March, 2023.

Kim Smith
Notary Public in and for the State of WA
Residing at MOLLY VERLON
My appointment expires 10-6-2024

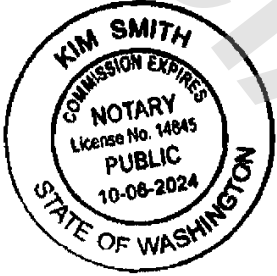


EXHIBIT A

Grantor's Property Legal Description

PARCEL P31692:

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat map of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, being more particularly described as follows:

Beginning at the Southwest corner of Block 101 of said plat; thence North 21°36'44" West along the Westerly line of said Block 101, a distance of 175.00 feet to the Northwest corner of said Block 101 also being the true point of beginning; thence South 71°57'51" West, a distance of 40.08 feet to the Northerly end of the centerline of Baltimore Avenue; thence North 21°36'44" West, a distance of 148.20 feet; thence North 71°17'58" East, a distance of 105.12 feet; thence South 21°36'44" East, a distance of 149.05 feet to a point on the North line of said Block 101; thence South 71°37'54" West, a distance of 65.09 feet to the Northwest corner of said Block 101 being the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

Easement Area Legal Description

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat map of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, being more particularly described as follows:

Beginning at the Southwest corner of Block 101 of said plat; thence North 21°36'44" West along the Westerly line of said Block 101, a distance of 175.00 feet to the Northwest corner of said Block 101; thence South 71°57'51" West, a distance of 40.08 feet to the Northerly end of the centerline of Baltimore Avenue; thence North 21°36'44" West, a distance of 148.20 feet to the Northwesterly corner of that tract of land deeded to Keith R. Weidemann and Marie Weidemann, h & w, by Quit Claim Deed recorded under Auditor's File No. 8806290023, records of Skagit County Washington, and the True Point of Beginning; thence North 71°17'58" East along the Northerly line of said Weidemann tract, a distance of 105.12 feet to the Northeasterly corner of said tract; thence South 21°36'44" East along the Easterly line of said tract, a distance of 40.05 feet; thence South 71°17'58" West, a distance of 105.12 feet, more or less, to the Westerly line of said tract; thence North 21°36'44" West along the Westerly line of said tract, a distance of 40.05 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
05/26/2021

Estate of BETHENE LARAE WEIDEMANN:	No. 21-4-00241-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of BETHENE LARAE WEIDEMANN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on May 26, 2021.
- 1.2 In that will BRENT R WEIDEMANN is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT BRENT R WEIDEMANN is authorized by this court to execute the will of the above decedent according to law.

DATED 05/26/2021.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY


STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on May 26, 2021.

I further certify that these letters are now in full force and effect.

DATED: 05/28/2021

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

