

WHEN RECORDED RETURN TO:

City of Anacortes Legal Department
P.O. Box 547
Anacortes, WA 98221

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Kaylee Oudman
DATE 06/08/2023

DOCUMENT TITLE: UTILITY EASEMENT for the purposes of fiber infrastructure
 GRANTOR(S): Timothy Arneson and Mary Horan
 GRANTEE(S): City of Anacortes, a Washington municipal corporation.
 ABBREVIATED LEGAL: Lot 31, and Ptn. Lot 30, Marine Heights
 ASSESSOR PARCEL / TAX ID NUMBER: P111769 / 4695-000-031-0000

UTILITY EASEMENT

THIS EASEMENT is made by and between Timothy Arneson and Mary Horan (Grantors), and the City of Anacortes, a Washington municipal corporation (Grantee), for good and valuable consideration, including access to fiber infrastructure, the receipt and sufficiency of which hereby are acknowledged, for the construction, maintenance, inspection, and repair of fiber infrastructure and appurtenances, over, under, and across that certain real property described on Exhibit A (the Property) together with all after acquired title of Grantors therein, and as described in Exhibit B (the Easement), subject to the terms and provisions set forth below. The effective date of this Easement shall be the date this Easement has been signed by the Grantors.

The Permanent Easement described on Exhibit B, which describes the area where the asphalt-surfaced driveway is located and which easement creates access to the neighbors at 4120, 4118, and 4116 Ellisport Place, Anacortes WA 98221, which shall be to construct, or cause to construct, maintain, replace, reconstruct, and remove fiber optic, and telecommunication facilities, with all appurtenances incident thereto or necessary therewith, in, under and across the said premises, and to cut and remove and other obstructions which may endanger the safety or interfere with the use of said fiber optic, and telecommunication facilities, or appurtenances attached or connected therewith; and the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary or useful or convenient for the enjoyment of the easement hereby granted.

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.

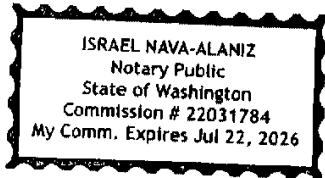
Dated this 23 day of May, 2023.

By: Timothy Arneson
Timothy Arneson

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this 23rd day of MAY, 2023, before, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Timothy Arneson, to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto given my hand and official seal this 23rd day of MAY, 2023.



Israel Nava-Alaniz
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires 7-22-2026

Dated this 12 day of May, 2023.

By: 
Mary Horan

STATE OF _____)
)ss.
COUNTY OF _____)

On this _____ day of _____, 2023, before, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared Mary Horan, to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

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

Please See Attachment
Notary Public in and for the State of _____
Residing at _____
My appointment expires _____



All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

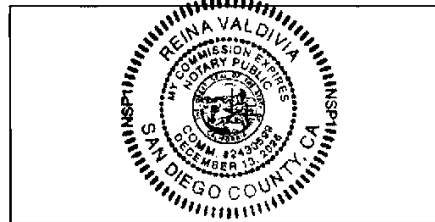
County of San Diego

On 05/12/2023 before me, Reina Valdivia, Notary Public (here insert name and title of the officer),

personally appeared Mary Colleen Horan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

WITNESS my hand and official seal.

Signature , Notary Public

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Utility Easement

Document Date 05/12/2023 Number of Pages 5

Signer(s) Other Than Named Above N/A

Account Number (if applicable) N/A



FO01-000DSG5350CA-01

EXHIBIT A

Legal Description of Parcel P111769

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 31, PLAT OF MARINE HEIGHTS, as recorded in Volume 16 of Plats, pages 173 through 175, records of Skagit County, Washington;

TOGETHER WITH the following portion of Lot 30 of said plat:

Beginning at the Northeast corner of said Lot 30;

Thence North $51^{\circ}54'01''$ West, along the North line of said Lot 30 a distance of 165.86 feet to the Northwest corner of said Lot 30;

Thence South $1^{\circ}22'43''$ West, along the West line of said Lot 30 a distance of 58.82 feet;

Thence North $46^{\circ}22'24''$ East a distance of 12.95 feet;

Thence along a curve to the right having a radius of 25.5 feet which Bears South $43^{\circ}37'36''$ East through a central angle of $81^{\circ}43'35''$ and arc distance of 36.37 feet;

Thence South $51^{\circ}54'01''$ East parallel to and 10 feet Southerly of the North line of said Lot 30 a distance of 102.38 feet;

Thence along a curve to the right having a radius of 50.00 feet which bears South $53^{\circ}34'09''$ East through a central angle of $14^{\circ}25'46''$ an arc distance of 12.59 feet to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT B
Legal Description of Easement Area

An easement for access and utilities across a portion of Lots 30 and 31. Plat of Marine Heights, as recorded in Volume 16 of Plats, pages 173-175, under Auditor's File No. 3707220058, records of Skagit County, Washington described as follows:

Commencing at the Southeast Corner of said lot 31, thence westerly, along the right-of-way line of the cul-de-sac of Ellisport Place, on a curve to the left having a radius of 50.00 feet, which bears S 23°48'33" E, through a central angle of 11°12'52", an arc distance of 9.79 feet to the True Point of Beginning; thence N 51°54'01" W, a distance of 154.39 feet; thence N 43°37'36" W, a distance of 24.92 feet more or less to the west line of said Lot 31; thence S 01°22'43" W, along said west line, a distance of 79.21 feet to the Southwest corner of the New Lot 31, as shown on Boundary Line Adjustment, recorded under Auditor's File No. 200108080075, records of Skagit County, Washington; thence along the south line of said New Lot 31 along the following bearings and distances, N 46°22'24" E, a distance of 12.95 feet, thence on a curve to the right having a radius of 25.50 feet, which bears S 43°37'36" E, through a central angle of 81°43'35", an arc distance of 36.37 feet; thence S 51°54'01" E, a distance of 102.38 feet, more or less to the intersection of the South line of said New Lot 31 and the right-of-way line of the cul-de-sac of Ellisport Place; thence along the right-of-way line of the cul-de-sac of Ellisport Place, on a curve to the right having a radius of 50.00 feet, which bears S 53°34'09" E, through a central angle of 29°45'37" an arc distance of 25.97 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.