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Skagit County Auditor

WHEN RECORDED RETURN TO:

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

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY *Arena Thomason*
DATE *7.19.24*

DOCUMENT TITLE: UTILITY EASEMENT for the purposes of fiber infrastructure
GRANTOR(S): James Knight and Janice Knight
GRANTEE(S): City of Anacortes, a Washington municipal corporation.
ABBREVIATED LEGAL: LT B, CITY OF ANACORTES "MARINE POINT" SP NO.
ANA 04-009; PTN OF LT(S) 67 AND 68, ANACO BEACH.
ASSESSOR PARCEL / TAX ID NUMBER: P121952 / 3858-000-068-0300

UTILITY EASEMENT

THIS EASEMENT is made by and between James Knight and Janice Knight (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, 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 12th day of July, 2024.

By: [Signature]
James Knight

By: [Signature]
Janice Knight

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this 12 day of July, 2024, before, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James Knight + Janice Knight, 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 12 day of July, 2024.

[Signature]
Notary Public in and for the State of WA
Residing at Anacortes
My appointment expires 10/25/2024

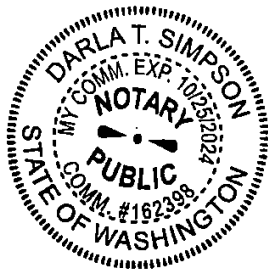


EXHIBIT A
Legal Description of Parcel P121952

(0.2500 ac) LOT B OF CITY OF ANACORTES MARINE POINT SHORT PLAT NO. ANA 04-009 AS APPROVED AUGUST 19, 2004 AND RECORDED AUGUST 25, 2004, UNDER AUDITOR'S FILE NO. 200408250062 RECORDS OF SKAGIT COUNTY, WASHINGTON; AND AMENDED BY BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 16, 2006, UNDER AUDITOR'S FILE NO. 200610160102, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS 67 AND 68, ANACO BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY CORNER OF LOT A OF THE MARINE POINT SHORT PLAT AS RECORDED UNDER AUDITOR'S FILE NO. 200408250062, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 32°07'33" EAST, A DISTANCE OF 57.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°07'33" EAST, A DISTANCE OF 53.85 FEET; THENCE NORTH 26°13'01" EAST, A DISTANCE OF 20.44 FEET; THENCE SOUTH 75°00'51" EAST, A DISTANCE OF 128.07 FEET TO THE WESTERLY LINE OF MARINE DRIVE; THENCE SOUTH 08°11'00" WEST, A DISTANCE OF 84.47 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 70°25'58" WEST, A DISTANCE OF 159.08 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
Legal Description of Easement Area

A TRACT OF LAND LOCATED WITHIN CITY OF ANACORTES MARINE POINT
SHORT PLAT NO. ANA-03-009, RECORDED AUGUST 25, 2004, UNDER AUDITOR'S
FILE NO, 200408250062, RECORDS OF SKAGIT COUNTY WASHINGTON MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF THE TRACT OF LAND IDENTIFIED AS LOT B. TOGETHER
WITH A STRIP OF LAND TWENTY-FIVE FEET (25') WIDE ALONG THE EAST SIDE
OF SAID PARCEL.