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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 Lena Thompson
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: Lot C, BLA #2001510080086 (PTN LOTS 67-69-ANACO
BEACH)
ASSESSOR PARCEL / TAX ID NUMBER: P121953 / 3858-000-068-0400

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 P121953

That portion of the Marine Point Short Plat No. ANA-04-009, approved August 20, 2004, recorded August 25, 2004 under Auditor's File No. 200408250062, also being a portion of Lots 67, 68, and 69 "Anaco Beach, Skagit County, Washington", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington and also being in a portion of the Southeast 1/4 of Section 27, Township 35 North, Range 1 East, W. M., being more particularly described as follows:

BEGINNING at the most Southerly corner of Lot 2 of that certain Boundary Line Adjustment map recorded under Skagit County Auditor's File No. 200403020078, also being the Westerly most corner of Lot A of Maring Point Short Plat No. ANA-04-009; thence North $32^{\circ}07'33''$ East along the Westerly line of said Marine Point Short Plat No. ANA-04-009 for a distance of 110.67 feet to the TRUE POINT OF BEGINNING; thence North $40^{\circ}25'25''$ West for a distance of 42.30 feet; thence North $50^{\circ}44'17''$ East for a distance of 102.86 feet, more or less, to the Northwest corner of Lot C of said Marine Point Short Plat No. ANA-04-009, also being the Southwest corner of Lot 5, City of Anacortes Short Plat No. ANA-08-001, as per Short Plat recorded under Skagit County Auditor's File No. 201001200001; thence South $57^{\circ}58'11''$ East along the North line of said Lot C, also being the Southerly lines of Lots 5 and 6 said Short Plat No. ANA-08-001, for a distance of 71.09 feet to an angle point on said line; thence North $81^{\circ}49'00''$ East for a distance of 31.33 feet, more or less, to the Northeast corner of said Lot C, Marine Point Short Plat No. ANA-04-009, also being the Southeast corner of Lot 6, Short Plat No. ANA-08-001, and being on the Westerly right-of-way margin of Marine Drive; thence South $8^{\circ}11'00''$ West along said South line of Lot C, Boundary Line Adjustment map recorded under Auditor's File No. 200708080107 for a distance of 128.08 feet (called 128.07 feet on previous survey), more or less, to a point on the Westerly line of said Marine Point Short Plat No. ANA-04-009 at a point bearing North $28^{\circ}13'01''$ East from the TRUE POINT OF BEGINNING; thence South $28^{\circ}13'01''$ West along said Westerly line for a distance of 20.46 feet, more or less, to the true point of beginning.

(Also known as Lot C, Survey recorded under Skagit County Auditor's File No. 201510080086.)

Situate in the County of Skagit, State of Washington.

EXHIBIT B
Legal Description of Easement Area

A TRACT OF LAND LOCATED WITHIN CITY OF ANACORTES BOUNDARY LINE
ADJUSTMENT NO. BLA-2015-0009, RECORDED OCTOBER 8, 2015, UNDER
AUDITOR'S FILE NO, 201510080086, RECORDS OF SKAGIT COUNTY
WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:-
THAT PORTION OF THE TRACT OF LAND IDENTIFIED AS LOT C. TOGETHER
WITH A STRIP OF LAND TWENTY FEET (20') WIDE ALONG SOUTHWEST SIDE OF
SAID PARCEL.