

Return Address:

John S Halsey, M.D.
1400 E. Kincaid St.
Mt. Vernon, WA 98274



200803030156

Skagit County Auditor

3/3/2008 Page 1 of 5 3:14PM

CHICAGO TITLE CO.

ROAD AND SIDEWALK EASEMENT

Reference Number(s) of related document(s): n/a

ACCOMMODATION RECORDING

Grantor: Skagit Valley Real Estate Partnership, LLP

Chicago Title Company has placed
this document for recording as a
customer courtesy and accepts no
liability for its accuracy or validity

Grantee: City of Mount Vernon

Legal Description (abbreviated): Ptn. Lot 12, Block 6 of the Plat of Milletts Addition to Mount Vernon; Ptn. Lot 1, Block 8 of the Plat of Milletts Addition to Mount Vernon; Ptn. Of Parcels B, C and D AF # 200702130060

Full legal(s) on Exhibit A.

Assessor's Tax Parcel ID Number: P53551; P53559; P52384; P52385; P125894

1. **Parties.** The parties to this Road and Sidewalk Easement ("Easement") are:
 - 1.1. Skagit Valley Real Estate Partnership, LLP ("Grantor") and
 - 1.2. City of Mount Vernon, a municipal corporation of the State of Washington, ("Grantee").
2. **Property and Ownership.** Grantor is the owner of the real property located in the County of Skagit, State of Washington, legally described on Exhibit A hereto ("Burdened Property").
3. **Grant of Easement.** Grantor hereby declares and grants to Grantee an exclusive, perpetual easement ("Easement") over the Burdened Property for the construction, maintenance, replacement and operation of vehicular roadway and pedestrian sidewalks as public rights of way; provide Grantor reserves all rights of use of the Burdened Property which are not in conflict with the use of the Burdened Property by Grantee.
4. **Subject to Acceptance.** It is understood and agreed that delivery of this grant of easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Mount Vernon unless and until accepted and approved hereon in writing for the City of Mount Vernon.
5. **General Provisions.**
 - 5.1. **Captions.** Captions are for convenience only are not a part of this instrument.

5.2. **Entire Agreement.** This instrument constitutes the entire agreement between the parties regarding the subject matter hereof, and neither party shall be bound by any communication between them which is not embodied by this Agreement.

5.3. **Choice of Law.** This instrument shall be governed by the laws of the State of Washington.

GRANTORS:

Skagit Valley Real Estate Partnership, LLP

John S. Halsey
Managing Partner

Mark Johnson MD
Partner

STATE OF WASHINGTON)

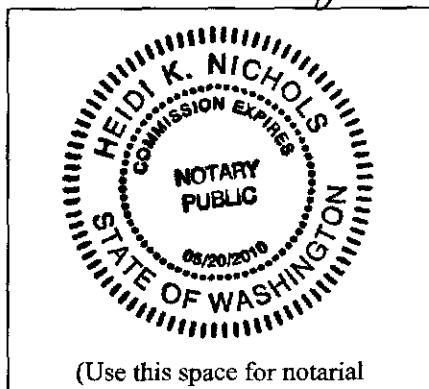
COUNTY OF Skagit)

ss.

I certify that I know or have satisfactory evidence that John S. Halsey ^{are} Mark Johnson is the persons who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the authorized representative of Skagit Valley Real Estate Partnership, LLP to be the free and voluntary act of such party for the uses and purposes stated therein.

Dated

February 27, 2008



Heidi K. Nichols

Name: Heidi K. Nichols
NOTARY PUBLIC, State of Washington

My appointment expires May 20, 2010

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 03 2008

Amount Paid \$ 0
Skagit Co. Treasurer
By Sp Deputy



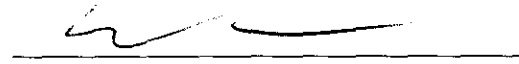
200803030156
Skagit County Auditor

GRANTEE:

Approved as to Form:

CITY OF MOUNT VERNON


Bud Norris, Mayor


Kevin Rogerson, City Attorney

Attest:

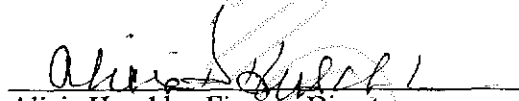

Alicia Huschka, Finance Director



Exhibit A
Legal Descriptions

Burdened Property

That portion of Lot 12, Block 6 of the Plat of "Milletts Addition to Mount Vernon" as recorded in Volume 2 of Plats at Page 63, being a portion of the Southeast Quarter of the Southwest Quarter of Section 20, Township 34 North, Range 4 East, WM described as follows:

Beginning at the Northeast Corner of said Lot 12; Thence South $89^{\circ} 14' 03''$ West, along the North line of said Lot 12 a distance of 8.13 feet; Thence South $52^{\circ} 29' 39''$ East 10.35 feet to a point on the East line of said Lot 12 that is 6.41 feet South of the Northeast corner of said Lot 12; Thence North $0^{\circ} 43' 50''$ West, along the East line of said Lot 12 a distance of 6.41 feet to the point of Beginning.

The Basis of Bearing for the above description is North $0^{\circ} 43' 25''$ West between the found monuments at the intersection of 13th and Broadway and 13th and Kincaid.

And

That portion of Lot 1, Block 8 of the Plat of "Milletts Addition to Mount Vernon" as recorded in Volume 2 of Plats at Page 63, being a portion of the Southeast Quarter of the Southwest Quarter of Section 20, Township 34 North, Range 4 East, WM described as follows:

Beginning at the Northwest corner of said Lot 1; Thence South $0^{\circ} 43' 37''$ East, along the West line of said Lot 1 a distance of 12.45 feet; Thence North $52^{\circ} 20' 12''$ East 20.73 feet to a point on the North line of said Lot 1 that is 16.57 feet Easterly of the Northwest corner of said Lot 1; Thence South $89^{\circ} 16' 06''$ West, along the North line thereof, 16.57 feet to the point of Beginning.

The Basis of Bearing for the above description is North $0^{\circ} 43' 37''$ West between the found monuments at the intersection of 13th and Broad and 13th and Broadway.

And

That portion of Parcels "B", "C" and "D" of that certain Boundary Line Adjustment approved February 9, 2007 and recorded February 13, 2007 under Auditors File No. 200702130060, records of Skagit County, being a portion of the Southwest Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East, WM, described as follows:

Beginning at the Southeast corner of said Parcel "C"; Thence South $89^{\circ} 46' 43''$ West, along the South line thereof, 16.15 feet; Thence North $45^{\circ} 27' 28''$ East



18.05 feet; Thence North 1° 09' 02" West, parallel with the West margin of South 15th Street, 132.51 feet; Thence South 89° 13' 44" West 6.96 feet; Thence North 1° 09' 02" West 40.73 feet; Thence North 88° 26' 14" East 6.96 feet; Thence North 1° 09' 02" West 59.90 feet; Thence North 45° 25' 40" West 19.94 feet to the South Margin of Kincaid Street; Thence North 89° 48' 35" East 16.96 feet to the Northeast corner of said Parcel "B"; Thence South 1° 09' 02" East, along the East line of said Parcels "B", "C" and "D", 259.89 feet to the point of beginning.

The Basis of Bearing for the above description is North 1° 09' 04" West between the found monuments at the intersection of 15th and Broadway and 15th and Kincaid.

All situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject to and together with easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

