

202609230068
09/23/2026 10:53 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

After recording return document to:

City of Sedro-Woolley
Public Works
325 Metcalf St.
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2026-3130
SEP 23 2026

Document Title: Easement
Reference Number of Related Document:
Grantor(s): KIMBERLEE J. HIGGINS
Grantee(s): CITY OF SEDRO-WOOLLEY
Legal Description: LT 28 Hoggs Add V. 16 Pg. 154-155 NW S. 24 T. 35 N. R. 04E W.M.
Additional Legal Description is on Page 4 of Document.
Assessor's Tax Parcel Number: Ptn P110979/4689-000-028-0000

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

EASEMENT

(Jones/John Liner RR Undercrossing Project)

The Grantor(s), **KIMBERLEE J. HIGGINS**, as their Separate Estate, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration , Does hereby convey(s) and grant(s) unto the **CITY OF SEDRO-WOOLLEY**, a municipal corporation and its assigns, (Grantee, herein), under the imminent threat of the Grantee's exercise of its rights of Eminent Domain, an easement over, under, upon and across the hereinafter described lands for Multimodal Transportation Facilities.

Said lands being situated in Skagit County, State of Washington, and described as follows:

For Legal Description and Sketch
See Exhibit A and B attached hereto and made a part hereof

It is understood and agreed that delivery of this easement is hereby tendered and that

EASEMENT

the terms and obligations hereof shall not become binding upon Grantee unless and until accepted and approved hereon in writing for the Grantee, by its authorized agent.

Dated this 11 Day of September, 20 26

Grantor

Kimberlee J Higgins

KIMBERLEE J. HIGGINS

Accepted and Approved

**City of Sedro-Woolley, a
municipal corporation**

By: [Signature]

It's: Mayor

Date: Sept 22. 2026

EASEMENT

STATE OF WASHINGTON)

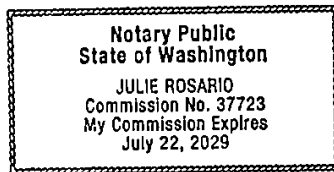
: ss

County of Skaagit)

On this 11 day of September before me personally appeared **KIMBERLEE J. HIGGINS** to me known to be the individual described in and who executed the foregoing instrument and acknowledged that He/She/They signed and sealed the same as His/Her/Their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)



Julie Rosario
Notary Public in and for the State of
Washington, residing at Skaagit County
Printed Name: Julie Rosario
My commission expires: 7/22/2029

This notarial act was completed:

☒ In Person

☐ In Person Electronic

☐ Remote Using Communication Technology

EASEMENT

EXHIBIT A

ACCESS AND UTILITY EASEMENT

PARENT PARCEL:

SKAGIT COUNTY TAX ID NO. P110979

**LOT 28, HOGG SUBDIVISION, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 154 AND 155,
RECORDS OF SKAGIT COUNTY, WASHINGTON.**

ACCESS AND UTILITY EASEMENT:

**COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED PARENT PARCEL AND SOUTH
MARGIN OF JOHN LINER ROAD;**

**THENCE NORTH 85°18'40" WEST ALONG SAID SOUTH MARGIN OF JOHN LINER ROAD A DISTANCE OF
54.07 FEET TO THE POINT OF BEGINNING.**

**THENCE SOUTH 49°51'34" WEST DEPARTING SAID SOUTH MARGIN A DISTANCE OF 18.07 FEET TO THE
EAST MARGIN OF NORTH MURDOCK STREET;**

**THENCE NORTH 01°00'11" EAST ALONG SAID EAST MARGIN A DISTANCE OF 2.10 FEET TO THE
BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 88°59'49" EAST WITH A
RADIUS OF 10.00 FEET;**

**THENCE ALONG SAID EAST MARGIN AND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93°
41'08" FOR AN ARC DISTANCE OF 16.35 FEET TO A POINT OF TANGENT, SAME BEING SAID SOUTH
MARGIN OF JOHN LINER ROAD;**

**THENCE SOUTH 85°18'40" EAST ALONG SAID SOUTH MARGIN A DISTANCE OF 2.97 FEET TO THE POINT
OF BEGINNING.**

CONTAINING 62 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF SKAGIT, WASHINGTON STATE.

EXHIBIT B

Line Table

Line	Bearing	Length
L1	N85° 18' 40\"W	54.07
L2	S49° 51' 34\"W	18.07
L3	N01° 00' 11\"E	2.10
L4	S85° 18' 40\"E	2.97

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS
C1	93°41'08\"	16.35'	10.00'

N.T.S.

NORTH MURDOCK STREET

JOHN LINER ROAD

COATES LANE

LOT 28
PARCEL P110979

LOT 27

EASEMENT CONTAINS
62 SQFT

Grantor's Initials
KEt

SHEET 1 OF 1

EASEMENT
PARCEL P110979
CITY OF SEDRO-WOOLLEY
SKAGIT COUNTY, WA

**DAVID EVANS
AND ASSOCIATES INC.**
 1625 W. Marine View Dr., Suite 200
 Everett, Washington 98201
 Phone: 425.259.4000

Plat Date: 2/27/2011 Scan Date: 2/27/2011 File: P:\CGDR\00000000230400CAG\CHLET122\New-LMAG-CDR\000000002304\New Land Parcel P110979.dwg