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09/23/2026 10:53 AM Pages: 1 of 6 Fees: \$308.50
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 3129
SEP 23 2026

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

Document Title: Temporary Easement

Reference Number of Related Document:

Grantor(s): KIMBERLEE J. HIGGINS

Grantee(s): CITY OF SEDRO-WOOLLEY

**Legal Description: Lt. 28 Hoggs Add. Vol.16 Pg.154-155 NW S. 24 T. 35 N. R. 04E
W.M.**

Additional Legal Description is on Page 5 of Document.

Assessor's Tax Parcel Number: Ptn P110979/4689-000-028-0000

TEMPORARY 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, conveys and grants 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 right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of a Temporary Construction Easement for the aforementioned City project.

Grantee(s), its contractors, agents, employees, and permittees shall have the right at such times as may be necessary to enter upon area for vegetation clearing and site preparation work.

Grantee(s) shall be solely responsible for the cost of the Work. The rights herein granted to Grantee(s) shall include all incidental rights, including but not limited to, right of ingress and egress necessary to properly perform the Work.

Grantee and those entitled to exercise the rights granted herein shall exercise all due diligence in their activities upon the Property and shall exercise such rights in accordance with the requirements of all applicable statutes, orders, rules, and regulations of any public authority having jurisdiction.

TEMPORARY EASEMENT

Grantee shall at all times ensure that the Work does not unreasonably interfere with Grantor's reasonable access to the Property from the adjacent public right-of-way.

Said lands being situated in Skagit County, State of Washington, and described in Exhibit "A" and depicted in Exhibit "B", attached hereto, and made a part hereof.

Provided however, that Grantee's use and occupancy of the easement area is limited to:

TERM

The Term of this Temporary Easement shall commence on January 1st, 2027 and shall terminate on December 31st, 2028, hereinafter the "Term".

Grantee shall provide Grantor with written notice no less than 15 days in advance of Grantee's intent to exercise its rights under this Temporary Easement.

RESTORATION

In carrying out the Work, Grantee shall do no unnecessary injury to any trees, shrubs, lawns, building, fences, or appurtenances within the Easement Area. Unless otherwise agreed to in writing by the Grantor, as soon as practicable after completion of the Work, Grantee shall restore the Easement Area to the same or better condition as it was in before Grantee began its Work or as near as such restoration can be made.

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the Grantee unless and until accepted and approved hereon in writing for the Grantee, by its authorized agent.

Dated this 11 Day of September, 2026

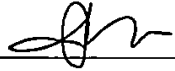
Grantor

Kimberlee J. Higgins
KIMBERLEE J. HIGGINS

TEMPORARY EASEMENT

Accepted and Approved

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

By: 

It's: Mayor

Date: Sept 22. 2026

TEMPORARY EASEMENT

STATE OF WASHINGTON)

: SS

County of Skagit)

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 Skagit 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

TEMPORARY EASEMENT

EXHIBIT A

TEMP. CONST. 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.

TEMPORARY CONSTRUCTION EASEMENT:

THE NORTH 5 FEET OF THE ABOVE DESCRIBED PARCEL.

CONTAINING 317 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF SKAGIT, WASHINGTON STATE.

[illegible]