

AFTER RECORDING, RETURN TO:

CITY OF ARLINGTON
ENGINEERING DEPARTMENT
238 N. OLYMPIC AVENUE
ARLINGTON, WA 98223

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SNOHOMISH COUNTY, WASHINGTON

OUR FILE NO. 27-544

SANITARY SEWER UTILITY EASEMENT

GRANTOR (S): James R. Thompson **COPY**
GRANTEE (S): City of Arlington, Washington
LEGAL (Abbrev.): A portion of the NW Quarter of 24-31-5
ASSESSOR'S TAX #: 31052400300500 prev. # 24310530050009
REFERENCE #:

THIS AGREEMENT is made and entered into this 6 day of December 2010 by and between James R. Thompson, (hereinafter "Grantors") and the City of Arlington, Washington (hereinafter "City").

WHEREAS, Grantors are the owners of certain property located within the City of Arlington, Washington; and

WHEREAS, Grantor wishes to grant an easement to the Grantee;

NOW, THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, it is agreed by and between the parties hereto as follows:

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OCT 24 2011

UTILITY EASEMENT

Bailey, Duskin, Peiffle & Canfield

1. Grant of Easements by Grantors to the City.

- 1.1 Grantors convey and grant to the City of Arlington, its successors and assigns and permittees and licensees, a perpetual easement for utilities and the right, privilege and authority to construct, alter, improve, repair, operate and maintain a storm sewer, sanitary sewer lines, and/or water lines, pipes, and appurtenances, over, under and across Grantor's property legally described as follows:

See Attached Exhibit "A"

together with the right of ingress to and egress from said lands across adjacent lands of the Grantor, for the purpose of constructing, reconstructing, repairing, renewing, altering, changing, patrolling, and operating the said lines and appurtenances, and the right at any time to remove said lines and appurtenances from said lands.

- 1.2 The Grantor reserves the right to use the surface of the above-described easement in any manner now existing, but shall not erect any buildings, structures, patios, or other construction of any nature on said easement; provided, however, that Grantor shall have the right to make any use of the easement area not inconsistent with the Grantee's rights hereunder.

2. General Terms.

2.1 Entire Agreement. This Agreement contains all of the agreements of the parties and no prior agreements or understandings pertaining to any such matters shall be effective for any such purpose.

2.2 Modification. No provision of this Agreement may be amended or added to except by agreement in writing signed by the parties.

2.3 Successors in interest. This easement shall be a covenant running with the land and shall be binding on the Grantor, and Grantor's heirs, successors and assigns forever.

2.4 Subordination of Mortgage. Any mortgage on said land held by Mortgagee shall be subordinated to the rights herein granted to the Grantee, but in all other respects shall remain unimpaired.

DATED this 6th day of December, 2010.

GRANTOR:

By:

James R. Thompson

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that James Thompson is the person who appeared before me and signed the document as a free and voluntary act for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



Amy M Rusko
NOTARY PUBLIC in and for the State of Washington, residing at Arlington.
My commission expires: May 11, 2012.
Name: Amy m Rusko

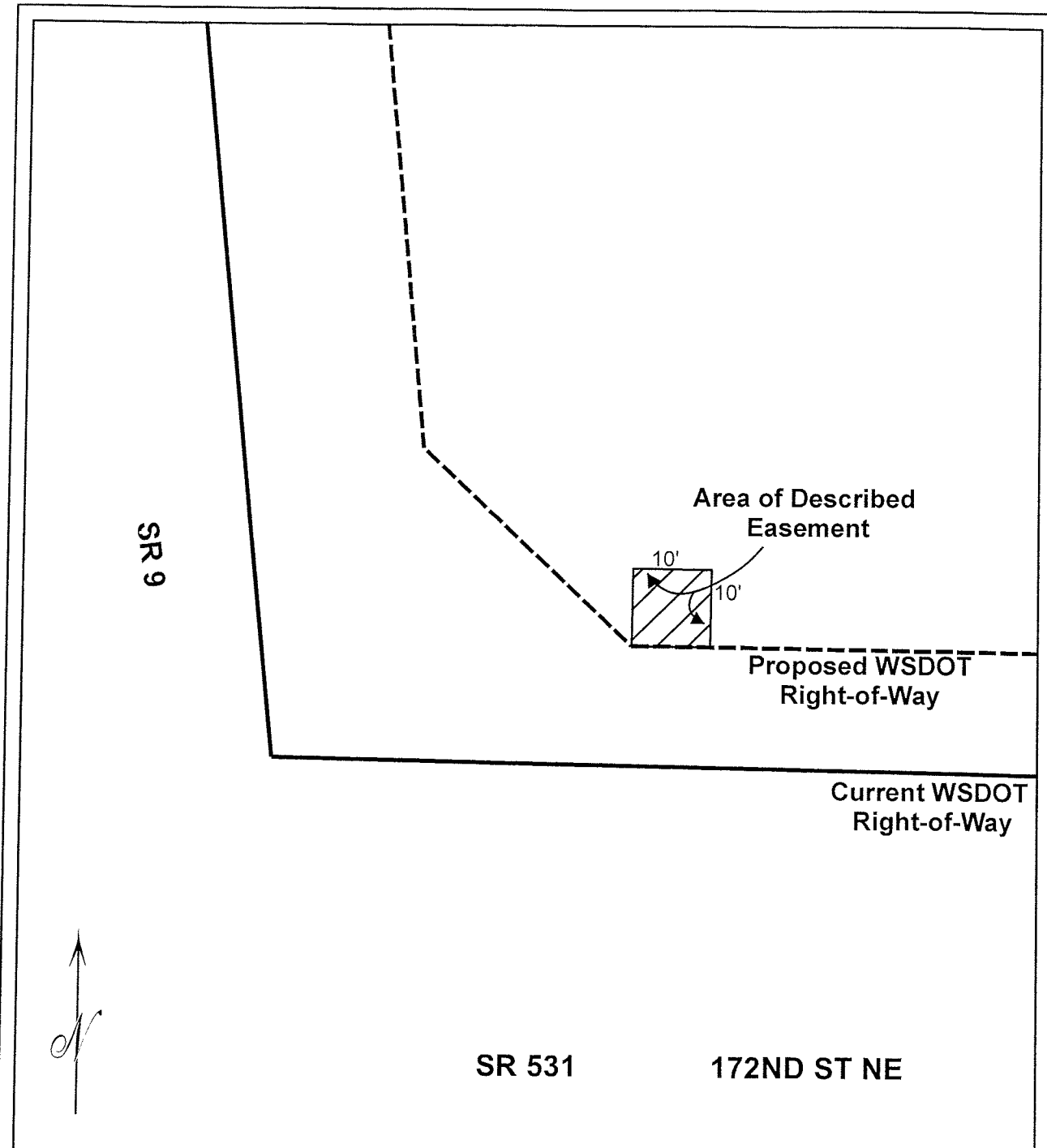
Sewer Utility Easement

Grantor: James R. Thompson

Grantee: City of Arlington

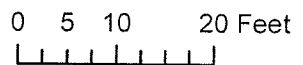
A 10 feet wide easement for sewer line purposes and the appurtenances thereto, over, under, across and through that portion of property located completely within the Southeast Quarter of the Southwest Quarter of Section 24, Township 31, Range 5 East, W.M., situated in the County of Snohomish, State of Washington, described as follows;

Beginning at the Southeast Corner of the Southwest Quarter of Section 24, Township 31, Range 5 East; thence North $89^{\circ}15'33''$ West, for a distance of 1015.2 feet along the south line of said Section 24; thence North $0^{\circ}42'40''$ East for a distance of 55 feet to the **True Point of Beginning**; Thence North $0^{\circ}42'40''$ East for a distance of 10 feet ; thence North $89^{\circ}15'33''$ West for a distance of 10 feet; thence South $0^{\circ}42'40''$ West for a distance of 10 feet; thence South $89^{\circ}15'33''$ East for a distance of 10 feet to the True Point of Beginning.



SR 531

172ND ST NE



Scale: 1 inch = 20 feet

City of Arlington
10' Sewer Utility Easement
 A PORTION OF THE SE1/4 OF THE SW1/4
 OF SEC. 24, TWP. 31 N., RGE. 5 E., W.M.
 CITY OF ARLINGTON, SNOHOMISH COUNTY,
 WASHINGTON

Prepared: 12/1/2010
 Cartographer: lb
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