

**NO EXCISE TAX
REQUIRED**

JUL 09 2018

KIRKE SIEVERS, Snohomish County Treasurer

By KIRKE SIEVERS

AFTER RECORDING, RETURN TO:

CITY OF ARLINGTON
18204 59th Avenue NE
ARLINGTON, WA 98223



201807090280 6 PGS
07/09/2018 12:19pm \$104.00
SNOHOMISH COUNTY, WASHINGTON

UTILITY EASEMENT

GRANTOR (S): Perasso II, LLC

GRANTEE (S): City of Arlington, Washington

LEGAL (Abbrev.): Portion of SW Quarter, Section 2, Township 31N, Range 5E

ASSESSOR'S TAX #: 00461801700800

THIS AGREEMENT is made and entered into this 9 day of July 2018 by and between Perasso II LLC (hereinafter "Grantors") and the City of Arlington, Washington (hereinafter "City"); and bank (hereinafter referred to as "Mortgage").

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:

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" & "B"

together with the right to 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.

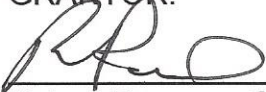
2.2 Modification. No provision of this Agreement may be amended or added to except by agreement in writing signed by the parties.

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 9th day of July, 2018.

GRANTOR:

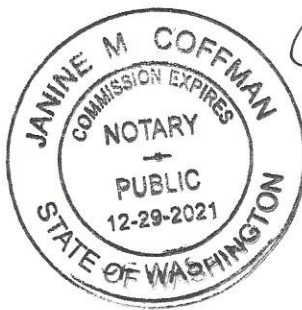


Robert Perasso, Governing Member

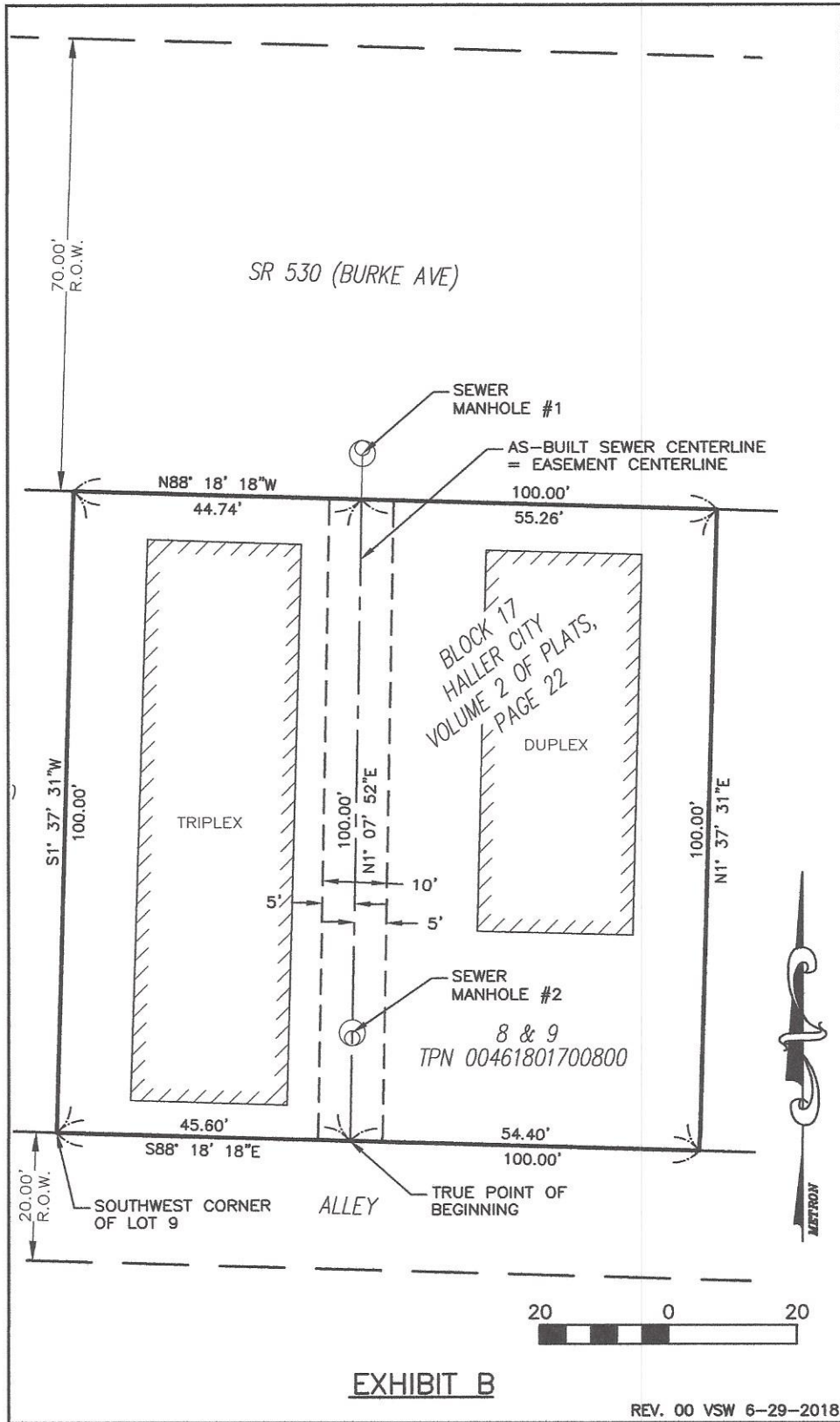
STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

On this 9th day of July, 2018 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared before me Robert Perasso, known to be the Governing Member of Perasso II, LLC, that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of said _____, for the uses and purposes herein mentioned.

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



Janine M Coffman
NOTARY PUBLIC in and for the State of Washington, residing at Lake Stevens
My commission expires: 12-29-21.
Name: Janine M Coffman



DRAWN BY: V.S.W.
 DATE: JUNE 2018
 DWG. NO.: 16091
 APPROVED BY: T.E.B.

EASEMENT EXHIBIT MAP
 PERASSO HOUSING PROJECT
 PROJECT FILE #PWD 20070032
 PTN OF LOT 8&9 HALLER CITY
 TPN 00461801700800

METRON
 and ASSOCIATES INC.
 307 N. OLYMPIC, SUITE 205
 ARLINGTON, WASHINGTON 98223
 (360) 435-3777

Exhibit A

Perasso Multi-Family Housing Project-T.P.N. 004618-017-008-00
City of Arlington Project No. PWD 20070032
Sanitary Sewer Easement Granted to the City of Arlington

A non-exclusive Easement being 10.00 feet wide for sanitary sewer purposes, over, under, across and through a portion of Lot 8 and Lot 9, Block 17, Plat of Haller City, in accordance with the plat thereof, as recorded in Volume 2 of Plats, Page 22, records of Snohomish County, Washington, lying 5.00 feet on each side of the following described center line:

Commencing at the Southwest corner of said Lot 9; thence South $88^{\circ}18'18''$ East, along the South line of said Lot 9, a distance of 45.60 feet to the **True Point of Beginning** of this center line description; thence North $1^{\circ}07'52''$ East, a distance of 100.00 feet to a point on the North line of said Lot 9 and the **Terminus** of the herein described center line.