



202007240916

EASEMENT

Rec: \$110.50

7/24/2020 2:09 PM 1 of 8

SNOHOMISH COUNTY, WA

Electronically Recorded

AFTER RECORDING, RETURN TO:

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

**NO EXCISE TAX
REQUIRED**

JUL 24 2020

BRIAN SULLIVAN, Snohomish County Treasurer
By BRIAN SULLIVAN *[Signature]*

CHICAGO**UTILITY EASEMENT**

GRANTOR (S): Gayteway Business Park LLC, a Washington limited liability company

GRANTEE (S): City of Arlington, Washington

LEGAL (Abbrev.): P1n of NW1/4 NW1/4, SW1/4 NW1/4, SE1/4 NW1/4 SW1/4 Sec 14 T.31N., R.5E., W.M.

ASSESSOR'S TAX #: 31051400200700

THIS AGREEMENT is made and entered into this 20th day of July, 2020 by and between Gayteway Business Park LLC, (hereinafter "Grantors") and the City of Arlington, Washington (hereinafter "City"); and WASHINGTON TRUST BANK and COMMERCIAL GRADE, LLC (hereinafter referred to as "Mortgagees").

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:

CHICAGO TITLE INSURANCE COMPANY HAS PLACED
THIS DOCUMENT OF RECORD AS A CUSTOMER
COURTESY AND ACCEPTS NO LIABILITY FOR THE
ACCURACY OR VALIDITY OF THE DOCUMENT.

CITY OF ARLINGTON UTILITY EASEMENT

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:

Attached Exhibit "A" – Lot 2.

And the easement area is limited to that area legally described in Exhibit B, and shown on Exhibit C where water lines and sewer lines are actually constructed,

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 area in any manner now existing, but shall not erect any buildings, structures, patios, or other construction of any nature on said easement area; 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 Mortgagees shall be subordinated to the rights herein granted to the Grantee, but in all other respects shall remain unimpaired.

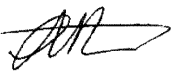
CITY OF ARLINGTON UTILITY EASEMENT

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DATED this 20th day of JULY, 2020.

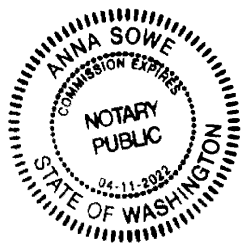
GRANTOR:


Gayteway Business Park LLC

By: 

This record was acknowledged before me on JULY 20th 2020
(date)

CHRIS GAYTE as MANAGER of GAYTEWAY BUSINESS PARK, LLC
(name) (type of authority) (name of party/company)




Notary Public for the State of Washington
My Commission Expires: 04-11-2022

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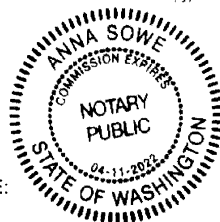
MORTGAGEE:


WASHINGTON TRUST BANK

By: 

This record was acknowledged before me on July 20th 2020 by _____
(date)

STUART LINSOTT as SENIOR VICE PRESIDENT of WASHINGTON TRUST BANK
(name) (type of authority) (name of party/company)




Notary Public for the State of Washington
My Commission Expires: 04-11-2022

MORTGAGEE:

COMMERCIAL GRADE, LLC

By: _____

This record was acknowledged before me on _____ by _____
(date)

_____ as _____ of _____
(name) (type of authority) (name of party/company)

Notary Public for the State of Washington
My Commission Expires: _____

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EXHIBIT A

LOT 2 of Boundary Line Adjustment for Gayteway Business Park recorded under Auditor's File Number
201907225010, Snohomish County Records.

Situate in Snohomish County, Washington.

Unofficial Document

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EXHIBIT B**WATER LINE EASEMENT**

A PORTION OF LOT 2 OF BOUNDARY LINE ADJUSTMENT FOR GATTEWAY BUSINESS PARK.
RECORDED UNDER AUDITOR'S FILE NUMBER 201907225010, SNOHOMISH COUNTY RECORDS, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE N 10°59'05" E ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 12.41 FEET;
THENCE N 34°39'14" W, A DISTANCE OF 13.98 FEET;
THENCE N 10°59'10" E, A DISTANCE OF 308.31 FEET;
THENCE S 79°00'34" E, A DISTANCE OF 10.00 FEET TO THE EASTERLY LINE OF SAID LOT;
THENCE N 10°59'10" E ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 26.31 FEET;
THENCE N 79°00'50" W, A DISTANCE OF 12.75 FEET;
THENCE N 34°00'50" W, A DISTANCE OF 24.53 FEET TO THE NORTHERLY LINE OF SAID LOT;
THENCE N 88°37'33" W ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 28.28 FEET;
THENCE S 34°01'29" E, A DISTANCE OF 23.43 FEET;
THENCE N 83°00'50" W, A DISTANCE OF 11.85 FEET;
THENCE N 88°16'23" W, A DISTANCE OF 153.77 FEET;
THENCE N 01°42'34" E, A DISTANCE OF 17.00 FEET TO THE NORTHERLY LINE OF SAID LOT;
THENCE N 88°37'33" W ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 20.00 FEET;
THENCE S 01°42'34" W, A DISTANCE OF 16.87 FEET;
THENCE N 88°16'07" W, A DISTANCE OF 181.00 FEET;
THENCE N 01°43'53" E, A DISTANCE OF 15.76 FEET TO THE NORTHERLY LINE OF SAID LOT;
THENCE N 88°37'33" W ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 20.00 FEET;
THENCE S 01°43'53" W, A DISTANCE OF 15.64 FEET;
THENCE N 88°16'07" W, A DISTANCE OF 11.90 FEET TO THE WESTERLY LINE OF SAID LOT;
THENCE S 02°00'48" W ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 197.10 FEET;
THENCE S 87°50'43" E, A DISTANCE OF 10.30 FEET;
THENCE N 02°09'17" E, A DISTANCE OF 177.17 FEET;
THENCE S 88°16'23" E, A DISTANCE OF 375.12 FEET;
THENCE S 83°00'50" E, A DISTANCE OF 20.97 FEET;
THENCE S 10°59'10" W, A DISTANCE OF 279.04 FEET;
THENCE N 89°20'32" W, A DISTANCE OF 32.23 FEET;
THENCE S 02°00'48" W, A DISTANCE OF 42.69 FEET;
THENCE S 84°31'46" E, A DISTANCE OF 25.16 FEET;
THENCE S 10°59'10" W, A DISTANCE OF 13.78 FEET TO THE SOUTHERLY LINE OF SAID LOT;
THENCE S 87°59'12" E ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 30.37 FEET TO THE
POINT OF BEGINNING.

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EXHIBIT B- continued

TOGETHER WITH:

A PORTION OF LOT 2 OF BOUNDARY LINE ADJUSTMENT FOR GAYTEWAY BUSINESS PARK.
RECORDED UNDER AUDITOR'S FILE NUMBER 201907225010, SNOHOMISH COUNTY RECORDS, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE N 87°59'12" W ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 349.27 FEET TO THE
POINT OF BEGINNING;

THENCE N 02°00'47" E, A DISTANCE OF 25.65 FEET;
THENCE N 87°59'13" W, A DISTANCE OF 20.00 FEET;
THENCE S 02°00'47" W, A DISTANCE OF 25.65 FEET TO THE SOUTHERLY LINE OF SAID LOT;
THENCE S 87°59'13" E ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 20.00 FEET TO THE
POINT OF BEGINNING.

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