



202012020312

EASEMENT
Rec: \$111.50
12/2/2020 11:56 AM 1 of 9
SNOHOMISH COUNTY, WA
Electronically Recorded

AFTER RECORDING, RETURN TO:

CITY OF ARLINGTON
Community & Economic Development
18204 59th Avenue NE
Arlington, WA 98223

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

NO EXCISE TAX
REQUIRED

DEC 02 2020

BRIAN SULLIVAN, Snohomish County Treasurer

By BRIAN SULLIVAN *[Signature]*

UTILITY EASEMENT

GRANTOR (S): Gayteway Business Park LLC, a Washington limited liability company
GRANTEE (S): City of Arlington, Washington
LEGAL (Abbrev.): Ptn 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 24th day of November, 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:

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 1.

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.

CITY OF ARLINGTON UTILITY EASEMENT

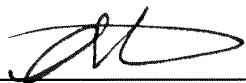
202012020312 Document:EASEMENT Rec: \$111.50 Page-3 of 9
Record Date:12/2/2020 11:56 AM Snohomish County, WA

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.

DATED this 24th day of November, 2020.

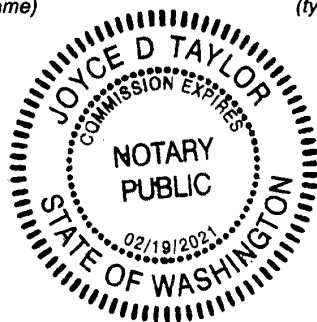
GRANTOR:

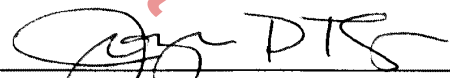
Gaytey Business Park LLC

By: 

This record was acknowledged before me on November 24, 2020 by
(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: 2/19/21

CITY OF ARLINGTON UTILITY EASEMENT

202012020312 Document:EASEMENT Rec: \$111.50 Page-4 of 9
Record Date:12/2/2020 11:56 AM Snohomish County, WA

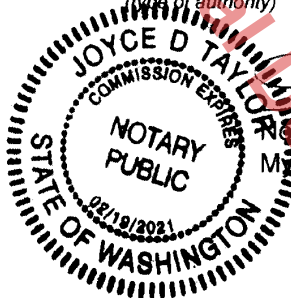
MORTGAGEE:

WASHINGTON TRUST BANK

By: Ken Paauw, V.P.

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

Ken Paauw as Vice Pres of Watrust Bank
(name) (type of authority) (name of party/company)



[Signature]
Notary Public for the State of Washington
My Commission Expires: 2/19/21

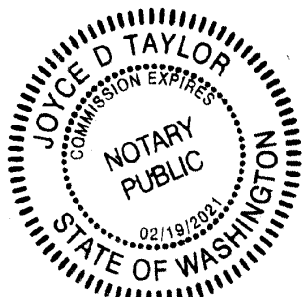
MORTGAGEE:

COMMERCIAL GRADE, LLC

By: [Signature]

This record was acknowledged before me on 11/24/20 by _____
(date)

Ed Scripps as Member of Commercial Grade, LLC
Joyce Taylor as Accountant of Gateway Business
(name) (type of authority) (name of party/company) partette



[Signature]
Notary Public for the State of Washington
My Commission Expires: 2/19/21

CITY OF ARLINGTON UTILITY EASEMENT

202012020312 Document:EASEMENT Rec: \$111.50 Page-5 of 9
Record Date:12/2/2020 11:56 AM Snohomish County, WA

EXHIBIT A

LOT 1 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

CITY OF ARLINGTON UTILITY EASEMENT

202012020312 Document:EASEMENT Rec: \$111.50 Page-6 of 9
Record Date:12/2/2020 11:56 AM Snohomish County, WA

EXHIBIT B

WATER LINE EASEMENT

A PORTION OF LOT 1 OF BOUNDARY LINE ADJUSTMENT FOR GAYTEWAY BUSINESS PARK.
RECORDED UNDER AUDITOR'S FILE NUMBER 201907225010, SNOHOMISH COUNTY RECORDS, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;
THENCE N 87°59'13" W ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 30.37 FEET;
THENCE S 10°59'10" W, A DISTANCE OF 37.43 FEET;
THENCE N 88°00'38" W, A DISTANCE OF 42.34 FEET;
THENCE S 01°59'10" W, A DISTANCE OF 20.00 FEET;
THENCE S 88°00'37" E, A DISTANCE OF 39.18 FEET;
THENCE S 10°59'10" W, A DISTANCE OF 425.21 FEET TO THE SOUTHERLY LINE OF SAID LOT;
THENCE N 81°23'33" E ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 21.23 FEET;
THENCE N 10°59'10" E, A DISTANCE OF 8.51 FEET;
THENCE S 79°00'52" 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 20.00 FEET;
THENCE N 79°00'52" W, A DISTANCE OF 10.00 FEET;
THENCE N 10°59'10" E, A DISTANCE OF 177.57 FEET;
THENCE S 79°00'50" 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 20.00 FEET;
THENCE N 79°00'50" W, A DISTANCE OF 10.00 FEET;
THENCE N 10°59'10" E, A DISTANCE OF 235.44 FEET;
THENCE S 78°59'27" 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 18.99 FEET TO THE
NORTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF LOT 1 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 NORTHWEST CORNER OF SAID LOT 1;
THENCE S 02°00'48" W ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 4.41 FEET TO THE
SECOND POINT OF BEGINNING;
THENCE S 87°59'12" E, A DISTANCE OF 15.07 FEET;
THENCE N 02°00'48" E, A DISTANCE OF 4.41 FEET TO THE NORTHERLY LINE OF SAID LOT;
THENCE S 87°59'13" E ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 20.00 FEET;
THENCE S 02°00'48" W, A DISTANCE OF 24.41 FEET;
THENCE N 87°59'12" W, A DISTANCE OF 35.07 FEET TO THE WESTERLY LINE OF SAID LOT;
THENCE N 02°00'48" E ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 20.00 FEET TO THE
SECOND POINT OF BEGINNING;

CITY OF ARLINGTON UTILITY EASEMENT

202012020312 Document:EASEMENT Rec: \$111.50 Page-7 of 9
Record Date:12/2/2020 11:56 AM Snohomish County, WA

EXHIBIT B- continued

TOGETHER WITH:

A PORTION OF LOT 1 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 NORTHWEST CORNER OF SAID LOT 1;
THENCE S 02°00'48" W ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 263.13 FEET TO THE
THIRD POINT OF BEGINNING;

THENCE S 87°59'12" E, A DISTANCE OF 34.90 FEET;
THENCE S 02°00'48" W, A DISTANCE OF 20.00 FEET;
THENCE N 87°59'12" W, A DISTANCE OF 34.90 FEET TO THE WESTERLY LINE OF SAID LOT;
THENCE N 02°00'48" E ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 20.00 FEET TO THE
THIRD POINT OF BEGINNING;

CITY OF ARLINGTON UTILITY EASEMENT

EXHIBIT B- continued

TOGETHER WITH:

**A PORTION OF LOT 1 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 NORTHWEST CORNER OF SAID LOT 1;
THENCE S 02°00'48" W ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 398.05 FEET TO THE
FOURTH POINT OF BEGINNING;**

**THENCE S 65°29'12" E, A DISTANCE OF 15.65 FEET;
THENCE S 24°30'48" W, A DISTANCE OF 11.50 FEET;
THENCE S 65°29'13" E, A DISTANCE OF 14.14 FEET;
THENCE S 20°29'12" E, A DISTANCE OF 14.15 FEET;
THENCE N 69°30'48" E, A DISTANCE OF 34.13 FEET;
THENCE S 20°29'12" E, A DISTANCE OF 20.00 FEET;
THENCE S 69°30'48" W, A DISTANCE OF 33.72 FEET;
THENCE S 20°29'12" E, A DISTANCE OF 43.10 FEET TO THE SOUTHERLY LINE OF SAID LOT;
THENCE N 02°00'48" E, A DISTANCE OF 15.38 FEET;
THENCE S 87°59'12" E, A DISTANCE OF 20.41 FEET;
THENCE S 02°00'48" W, A DISTANCE OF 16.50 FEET TO THE SOUTHERLY LINE OF SAID LOT;
THENCE N 87°59'12" W ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 17.74 FEET;
THENCE N 65°14'44" W ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 31.87 FEET;
THENCE N 20°29'12" W, A DISTANCE OF 48.39 FEET;
THENCE N 65°29'13" W, A DISTANCE OF 8.43 FEET TO THE WESTERLY LINE OF SAID LOT;
THENCE N 01°36'55" E ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 2.80 FEET;
THENCE N 02°00'48" E ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 31.30 FEET TO THE
FOURTH POINT OF BEGINNING;**

