



201310210381 8 PGS
 10/21/2013 11:09am \$79.00
 SNOHOMISH COUNTY, WASHINGTON

Return Address:

Kris Nelson
 Barghausen Consulting Engineers, Inc
 18215 72nd Avenue South
 Kent, WA 98032

**NO EXCISE TAX
 REQUIRED**

OCT 18 2013

KIRKE SIEVERS, Snohomish County Treasurer

By KIRKE SIEVERS

Document Title(s):	Assessor's Property Tax Parcel/Account Number:	
Reciprocal Access and Utilities Easement and Easement Reservation	31051200301300 31051200301200	31051200300300 31051200300400
Reference Number(s) of Documents assigned or released if applicable: Additional reference numbers are on page _____ of document.		
N/A		
Grantor(s) (Last name first, then first name and initials):		
1. Washington Federal 2. City of Arlington 3.		
Grantee(s) (Last name first, then first name and initials):		
1. City of Arlington 2. Washington Federal 3.		
Legal Description (abbreviated i.e., lot, block, plat or section, township, range): Additional legal is on page 2 of document.		
Portion of the SW 1/4 of the SW 1/4 of Section 12, Township 31 North, Range 5 East, W.M., City of Arlington, Snohomish County, Washington		
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.		

RECIPROCAL ACCESS AND UTILITIES EASEMENT
AND EASEMENT RESERVATION

This Reciprocal Access and Utilities Easement and Easement Reservation is made this 3rd day of September, 2013, by Washington Federal (hereinafter referred to as "WaFed") and City of Arlington (hereinafter referred to as the "City").

WITNESSETH:

WHEREAS, WaFed is the legal owner of that certain real property known as Tax Parcel Nos. 31051200301200, 31051200301300, and 31051200300300 (hereinafter referred to as the "WaFed Property"); legally described as follows:

Lots A, B, and C, Large Lot Subdivision recorded in Volume 26 of Surveys, page 19, records of Snohomish County, Washington

AND WHEREAS, the City is the legal owner of that certain real property known as Tax Parcel No. 31051200300400 (hereinafter referred to as the "City Property"), legally described as follows:

The area shown as "exception" on Large Lot Subdivision recorded in Volume 26 of Surveys, page 19, records of Snohomish County, Washington, being a portion of the Southwest quarter of the Southwest quarter of Section 12, Township 31 North, Range 5 East, Willamette Meridian

AND WHEREAS, WaFed intends to sell all or some of the WaFed Property parcels and desires to retain legal rights benefiting the WaFed Property parcels for ingress, egress, and utilities;

AND WHEREAS, WaFed and the City desire to establish a reciprocal easement for access and utility purposes on their respective properties to benefit the other party;

AND WHEREAS, WaFed and the City acknowledge that this easement and easement reservation are made for and in consideration of mutual benefits, derived and/or other valuable consideration, receipt and sufficiency of which is hereby acknowledged by both parties;

NOW, THEREFORE, WaFed does by these presents grant, bargain, sell, convey, and confirm forever unto the City and its heirs, successors, and/or assigns, and does further by these presents reserve forever unto itself and its heirs, successors, and/or assigns an **access easement** for ingress and egress together with a **utilities easement** for storm drainage, water, sewer, power, natural gas, cable, telephone, and/or other utilities over, through, across, and upon a portion of the WaFed Property, more particularly described as follows:

see WaFed Property easement legal description and graphical depiction exhibits,
both attached hereto and by this reference made a part hereof

NOW, THEREFORE, the City does by these presents grant, bargain, sell, convey, and confirm forever unto WaFed and its heirs, successors, and/or assigns, an **access easement** for ingress and egress together with a **utilities easement** for storm drainage, water, sewer, power, natural gas, cable, telephone, and/or other utilities over, through, across, and upon a portion of the City Property, more particularly described as follows:

see City Property easement legal description and graphical depiction exhibits,
both attached hereto and by this reference made a part hereof

TOGETHER WITH the right for the respective parties and utility purveyors, without prior institution of suit or proceeding at law, at times as may be reasonably necessary, to enter upon, over, and along the WaFed Property or the City Property from time to time to construct, inspect, repair, alter, modify, replace, remove, and/or update to present and future technological standards said utilities.

No obstructions of any kind whatsoever shall be allowed within the above described easement areas that would impede the ingress and egress for the purposes herein defined.

This easement and easement reservation shall be covenants running with the land forever and shall be binding upon the owners of the WaFed Property and the City Property and their respective heirs, successors, and/or assigns. The WaFed Property and the City Property shall be held, used, leased, sold, and/or conveyed subject to the terms of this easement and easement reservation.

It is intended that the rights and obligations created by this easement reservation shall NOT be affected by merger of title and shall therefore NOT automatically terminate or be extinguished solely by reason of existing or future common ownership of the WaFed Property and the City Property.

This easement and easement reservation shall be automatically extinguished and shall be of no further force or effect as to any portion of the easement area that becomes dedicated to the City of Arlington or its successor agency as public right-of-way.

GRANTOR
Washington Federal

GRANTOR
City of Arlington

Ricka Gerstmann
Signature
By Ricka Gerstmann
Printed Name
Its Special Assets Officer
Title

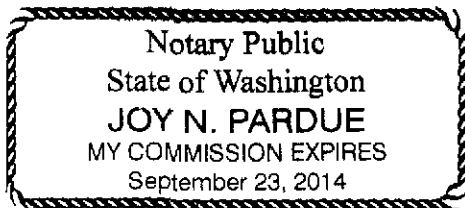
Barbara Tolbert
Signature
By Barbara Tolbert
Printed Name
Its Mayor
Title

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that Ricka Gerstmann is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Special Assets Officer of Washington Federal to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Sept. 3rd, 2013
Dated

Joy N. Pardue
Notary Public in and for the State of Washington
Joy N. Pardue
Printed Name
Residing at Seattle, WA
Appointment Expires: 9.23.2014



STATE OF WASHINGTON)
COUNTY OF Snohomish) ss.

I certify that I know or have satisfactory evidence that Barbara Tolbert
is the person who appeared before me, and said person acknowledged that (he/she) signed this
instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged
it as the Mayor of the City of Arlington to be the free and
voluntary act of such party for the uses and purposes mentioned in the instrument.

9-3-2013
Dated

Amy M Rusko
Notary Public in and for the State of Washington
Amy M Rusko
Printed Name
Residing at: Arlington
Appointment Expires: 5-11-16



UNRECORDED
ALL DOCUMENTS

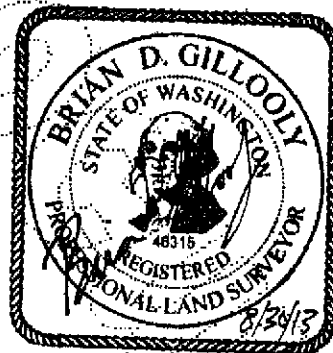
LEGAL DESCRIPTION

WASHINGTON FEDERAL PROPERTY

ACCESS AND UTILITY EASEMENT

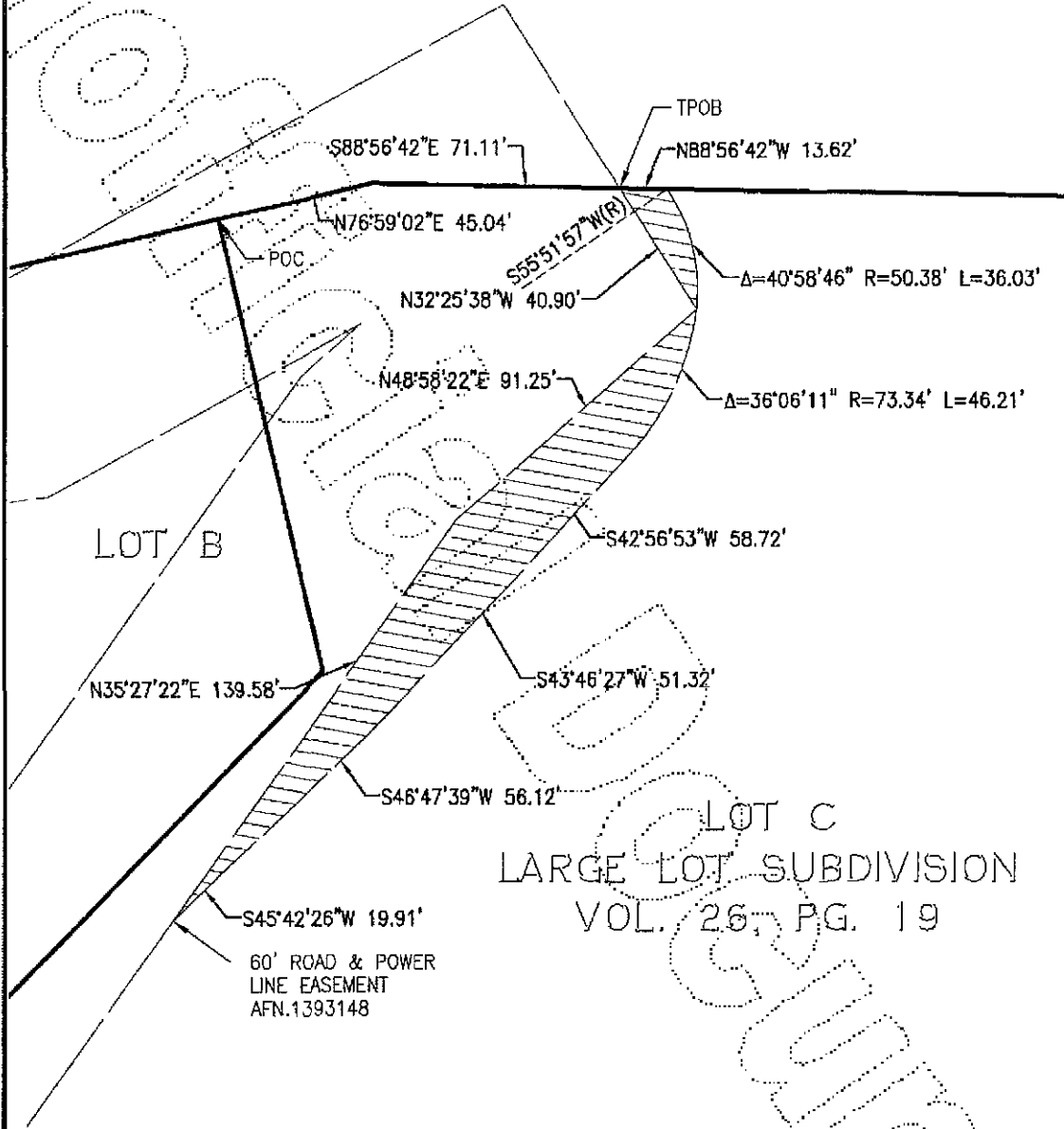
That portion of Lot C, Large Lot Subdivision recorded in Volume 26 of Surveys, Page 19, records of Shohomish County, Washington, more particularly described as follows:

COMMENCING at the Northwest corner of said Lot C;
THENCE North $76^{\circ}59'02''$ East, 45.04 feet along the North line of said Lot C;
THENCE South $88^{\circ}56'42''$ East, 71.11 feet along said North line to the TRUE POINT OF BEGINNING;
THENCE CONTINUING South $88^{\circ}56'42''$ East, 13.62 feet along said North line to a point on a non-tangent curve, the radius of which bears South $55^{\circ}51'57''$ West;
THENCE Southerly along the arc of a curve concave to the West, having a radius of 50.38 feet, through a central angle of $40^{\circ}58'46''$; and an arc length of 36.03 feet to a point of compound curvature;
THENCE Southwesterly along the arc of a curve to the right, having a radius of 73.34 feet, through a central angle of $36^{\circ}06'11''$; and an arc length of 46.21 feet;
THENCE South $42^{\circ}56'53''$ West, 58.72 feet;
THENCE South $43^{\circ}46'27''$ West, 51.32 feet;
THENCE South $46^{\circ}47'39''$ West, 56.12 feet;
THENCE South $45^{\circ}42'26''$ West, 19.91 feet the Easterly margin of an existing 60-foot Road and Power Easement, recorded under Recording No. 1393148;
THENCE North $35^{\circ}27'22''$ East, 139.58 feet along said East margin;
THENCE North $48^{\circ}58'22''$ East, 91.25 feet along said East margin;
THENCE North $32^{\circ}25'38''$ West, 40.90 feet along said East margin to the TRUE POINT OF BEGINNING.




Project Name: Krouse
February 6, 2013
Revised: August 20, 2013

**GRAPHICAL DEPICTION
WASHINGTON FEDERAL PROPERTY
ACCESS AND UTILITY EASEMENT**



File:P:\15000s\15976\survey\15976-EX01.dwg Date/Time:8/30/2013 8:45 AM KIM ANDERSON

SCALE: HORIZONTAL 1"=50' VERTICAL N/A		For: KROUSE PROPERTY	JOB NUMBER 15976
 18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES	Title: ACCESS & UTILITY EASEMENT		SHEET 6 of 8
	DESIGNED _____	DRAWN <u>DBW</u>	CHECKED <u>BDG</u>
DATE <u>02/08/13</u>			

LEGAL DESCRIPTION

CITY OF ARLINGTON PROPERTY

ACCESS & UTILITY EASEMENT

That portion of the area shown as "exception" on Large Lot Subdivision recorded in Volume 26 of Surveys, Page 19, records of Snohomish County, Washington, being a portion of the Southwest quarter of the Southwest quarter of Section 12, Township 31 North, Range 5 East, Willamette Meridian, more particularly described as follows

BEGINNING at the common corner of said exception, Lot A and Lot B of said Large Lot Subdivision;

THENCE South $05^{\circ}20'54''$ West, 35.36 feet along the East line of said Lot A;

THENCE South $41^{\circ}17'00''$ East, 135.69 feet;

THENCE South $28^{\circ}12'44''$ East, 39.60 feet;

THENCE South $13^{\circ}32'15''$ East, 40.65 feet to the Northerly line of said Lot A;

THENCE South $84^{\circ}39'06''$ East, 12.94 feet along said Northerly line;

THENCE North $09^{\circ}12'16''$ West, 40.83 feet;

THENCE North $26^{\circ}20'49''$ West, 43.63 feet;

THENCE North $41^{\circ}33'03''$ West, 74.19 feet;

THENCE North $09^{\circ}15'11''$ West, 38.70 feet;

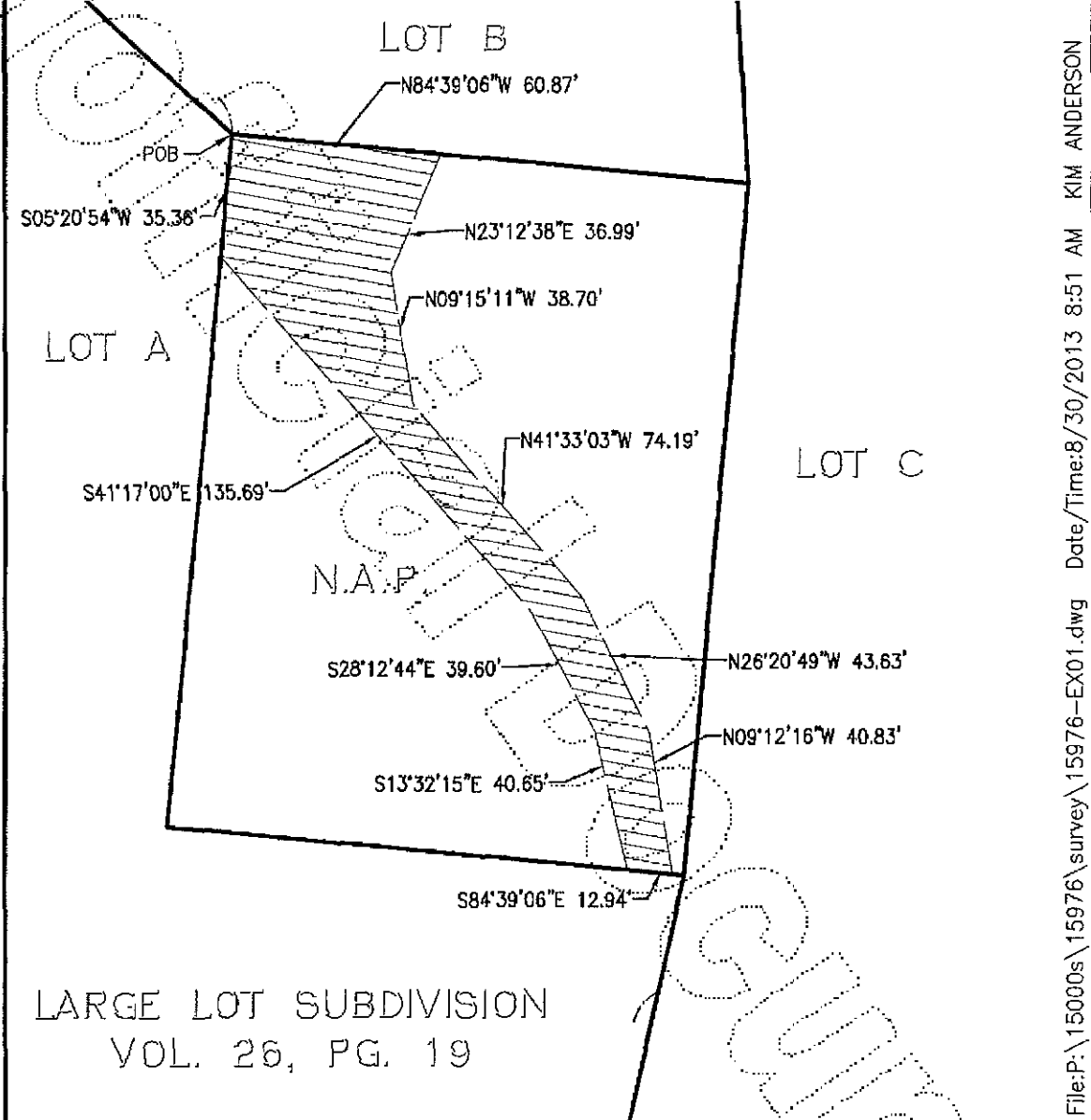
THENCE North $23^{\circ}12'38''$ East, 36.99 feet to the Southerly line of said Lot B;

THENCE North $84^{\circ}39'06''$ West, 60.87 feet along said Southerly line to the POINT OF BEGINNING.




Project Name: Krouse
February 6, 2013
Revised: August 20, 2013

**GRAPHICAL DEPICTION
CITY OF ARLINGTON PROPERTY
ACCESS AND UTILITY EASEMENT**



File:P:\15000s\15976\survey\15976-EX01.dwg Date/Time:8/30/2013 8:51 AM KIM ANDERSON

LARGE LOT SUBDIVISION
VOL. 26, PG. 19

SCALE: HORIZONTAL 1"=50' VERTICAL N/A  18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES	For: KROUSE PROPERTY	JOB NUMBER 15976
	Title: ACCESS & UTILITY EASEMENT	15976L002.DOC SHEET 8 of 8
DESIGNED _____	DRAWN DBW	CHECKED BDG
APPROVED BDG	DATE 02/08/13	_____