

1160567



201803010449 CONFORMED COPY
03/01/2018 2:25pm 5 PGS \$78.00
SNOHOMISH COUNTY, WASHINGTON

FILED FOR RECORD AT REQUEST OF
Public Utility District No. 1
of Snohomish County
P. O. Box 1107
Everett, WA 98206

No. 9747430 3/1/2018 2:16 PM 10.00
Thank you for your payment.
BRUCE

Quitclaim Deed

Grantor ("Owner"): Public Utility District No. 1 of Snohomish County
Grantee: City of Arlington, Washington
Short Legal Description: SW ¼ of the NW ¼ of 12-31-05
Tax Parcel No: 31051200200500 (a ptn of)

COPY

THE GRANTOR, **PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY**, a municipal corporation of the State of Washington, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration conveys and quitclaims to the City of Arlington, Washington the following described real estate, situated in the County of Snohomish, State of Washington, together with all after acquired title of the grantor(s) therein:

A PORTION OF THAT PARCEL DESCRIBED IN THE ATTACHED EXHIBIT "A" AND AS SHOWN ON THE ATTACHED EXHIBIT "B" AND AS DELINEATED ON THAT SURVEY RECORDED UNDER, AUDITOR'S FILE #201607085002, RECORDS OF SNOHOMISH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL,
THENCE N 5°29'39" E, A DISTANCE OF 199.91 FEET ALONG THE EAST LINE OF SAID PARCEL;
THENCE S 89°58'24" W, A DISTANCE OF 12.06 FEET ALONG THE NORTH LINE OF SAID PARCEL;
THENCE S 5°29'39" W, A DISTANCE OF 172.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, SAID LINE IS PARALLEL TO AND IS OFFSET A DISTANCE OF 12.00 FEET FROM THE EAST LINE OF THE SAID PARCEL;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°28'45" AND AN ARC DISTANCE OF 44.23 FEET

MORE OR LESS TO A POINT OF TANGENCY ON THE SOUTH LINE OF SAID PARCEL;
THENCE N 89°58'24" E, A DISTANCE OF 39.30 FEET TO THE POINT OF BEGINNING.

AREA OF DEDICATION IS EQUAL TO 2554 +/- SF

SUBJECT TO RESERVATION OF EASEMENT AS DESCRIBED ON EXHIBIT "C" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Parcel No. 31051200200500 (a portion of)

Dated Feb. 5, 2018

**PUBLIC UTILITY DISTRICT NO. 1
OF SNOHOMISH COUNTY**

Carol Biggs
By: Carol Biggs
Manager, Real Estate Services

(DISTRICT ACKNOWLEDGEMENT)

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Carol Biggs signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Real Estate Services for Public Utility District No. 1 of Snohomish County to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 2/5/18
Signature of *[Signature]*
Notary Public
Title Notary Public
My appointment expire 5/30/18



EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PER RECORD OF SURVEY, AUDITOR'S FILE #201607085002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PER DEED RECORDED UNDER AUDITOR'S FILE NUMBER 927207 & 927174 COMMENCING 20 FEET NORTH 3° EAST OF THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 31 N., RANGE 5 EAST, W.M.;

THENCE NORTH 3° EAST 200 FEET;

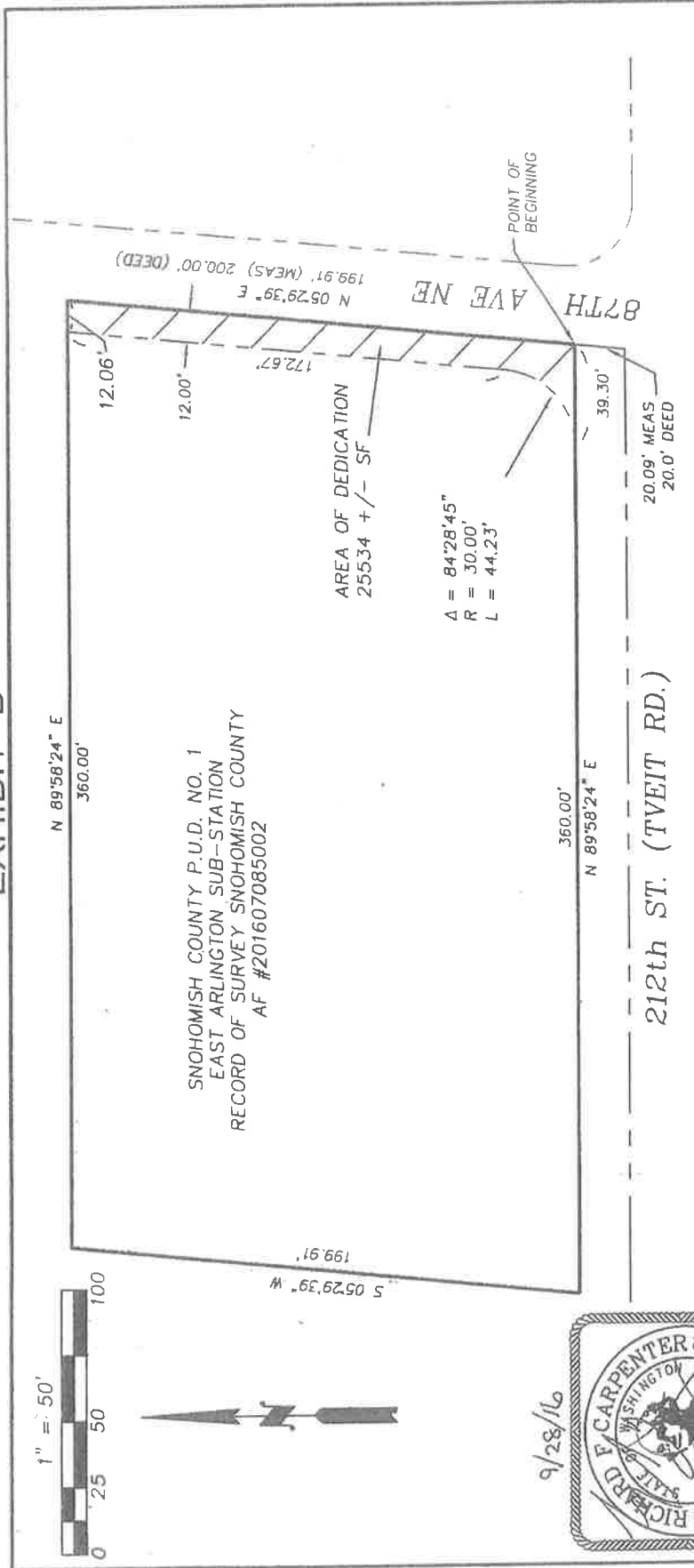
THENCE SOUTH 87° 30' WEST PARALLEL WITH THE EAST AND WEST CENTER LINE OF SAID SECTION 12, 360 FEET;

THENCE SOUTH 3° WEST 200 FEET;

THENCE NORTH 87° 30' EAST 360 FEET TO THE POINT OF BEGINNING;

SUBJECT TO UNRECORDED PERPETUAL EASEMENT OVER AND ACROSS THE WESTERLY PORTION THEREOF, FOR THE MAINTENANCE AND OPERATION OF TWO 110,000 VOLT LINES OF PUGET SOUND POWER & LIGHT COMPANY KNOWN AS BAKER RIVER NO. 1 AND BAKER RIVER NO. 2.

EXHIBIT "B"



DATE: 9/27/16		HARMSEN 125 EAST MAIN STREET, SUITE 104 MONROE, WA 98272 - TEL: (360) 794-7811	JOB#: 16-103
DMN: RML	APR: RFC		FB: 1186
SCALE: 1"=50'			SHEET 1 OF 1

SNOHOMISH COUNTY P.U.D. #1
 SNOHOMISH COUNTY P.U.D. NO. 1
 EAST ARLINGTON SUB-STATION
 RECORD OF SURVEY SNOHOMISH COUNTY
 AF #201607085002



9/28/16

© HARMSEN & ASSOCIATES INC 2016

P:\WORK\PROJECTS\2016\16-103 SNOCOPUD - ARLINGTON & OSO\EAGLE CRK SUBSTATION\DWG\EAGLE CRK SUBSTATION ROS.DWG 09/28/2016

EXHIBIT C

UNDERGROUND ELECTRICAL DISTRIBUTION EASEMENT

1. Distribution Easement. The Grantor, Public Utility District No. 1 of Snohomish County, a Washington municipal corporation ("Grantor"), reserves a non-exclusive easement for the perpetual right, privilege, and authority to patrol, construct, erect, reconstruct, alter, improve, extend, repair, operate, and maintain underground electric distribution lines and facilities, communication wires and cables, and other necessary or convenient appurtenances, across, under, over, and upon the real property ("Property") described in this Quitclaim Deed.

2. Access To and Across Property. Grantor further reserves the right of ingress to and egress across the Property where same is reasonably necessary for the purpose of exercising its easement rights provided herein.

3. Property Owner's Use of Property. The City of Arlington ("Owner") has the right to use the Property in a manner that does not interfere with the Grantor's use of the Property, and/or present a hazard to Grantor's electric distribution lines and facilities, communication wires and cables, and other appurtenances. The Owner further shall not construct or permit to be constructed signs, structures, improvements, and/or facilities of any kind on the Property that interfere with Grantor's exercise of its easement rights provided herein, and/or present a hazard to Grantor's electric distribution lines and facilities, communication wires and cables, and other appurtenances.

4. Trimming or Removal of Hazardous/Danger Trees. Grantor has the right at all times to clear, cut, slash, or trim and remove brush, timber or trees from the Property which, in the opinion of Grantor, constitute a hazard to its underground electric distribution lines and facilities, communication wires and cables, and other appurtenances or prevent the Grantor's access thereto. Except in emergencies, Grantor shall, prior to the exercise of such right, identify such trees and/or brush and make a reasonable effort to give the Owner prior notice that such trees and/or brush will be trimmed or removed.

5. Title to Removed Trees, Vegetation and Structures. The title to all brush, debris, and trees removed from the Property pursuant to Sections 4 and 5 are reserved to and vested in the Grantor.

6. Binding Effect. This Easement and the rights and obligations under this Easement are intended to and shall run with the Property and shall benefit and bind the Grantor and Owner and their respective heirs, successors and assigns.

7. Governing Law and Venue. This Easement shall be governed by and construed in accordance with the laws of the State of Washington. The venue for any action to enforce or interpret this Easement shall lie in the Superior Court of Washington for Snohomish County, Washington.

8. Property Owner Acceptance. By recording this Easement, Owner hereby accepts all provisions set forth herein.