

2030- 1179683

AFTER RECORDING, RETURN TO:

CITY OF ARLINGTON  
PUBLIC WORKS  
238 N. OLYMPIC AVENUE  
ARLINGTON, WA 98223



OUR FILE NO. 27-723

UTILITY EASEMENT

GRANTOR(S): Michael A. Monckton and Marcia E. Monckton, husband and wife

GRANTEE(S): City of Arlington

LEGAL (Abbrev.): Ptn SW ¼ Section 21, T31N., R. 5 E

ASSESSOR'S TAX #: 00934700001200 (portion of)

REFERENCE #: N/A

THIS AGREEMENT is made and entered into this 8 day of Oct 18, 2018, by and between Michael A. Monckton and Marcia E. Monckton husband and wife (hereinafter "Grantor") and the City of Arlington, a municipal corporation of the State of Washington (hereinafter "Grantee").

WHEREAS, Grantor are the owners of certain property located within the City of Arlington; described as follows;

Lot 12, Stoneway, according to the Plat thereof, recorded under Auditor's File No. 200203205003, records of Snohomish County, Washington.

and WHEREAS, Grantor wishes to grant an easement to the Grantee;

NOW, THEREFORE, for payment of the sum of \$2,030.00 and other valuable consideration, the receipt of which is hereby acknowledged, it is agreed by and between the parties hereto as follows:

UTILITY EASEMENT

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No. 10060905 10/10/2018 11:21 AM 41.13  
Thank you for your payment.  
ANN

1. Grant of Easement by Grantors to the City.

- 1.1 Grantor conveys and grants to the Grantee, its successors and assigns and permittees and licensees, a perpetual easement for the purposes of a water pipeline and its appurtenances, over, under and across Grantor's property legally described as follows:

That portion of Lot 12, Stoneway, according to the Plat thereof recorded under Auditor's File No. 200203205003, records of Snohomish County, Washington described as follows:

**Beginning** at the Southeast corner of said Lot 12; thence North 1°29'59" East, along the East line of said Lot 12, a distance of 15.00 feet; thence North 87°38'08" West, parallel to the south line said Lot 12, a distance of 6.05 feet; thence South 46°55'55" West, a distance of 21.05 feet to a point on the South line of said Lot 12; thence South 87°38'08" East, along said South line, a distance of 21.05 feet to the **Point of Beginning**.

Situate in the City of Arlington, County of Snohomish, State of Washington;

together with the right of 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 line and appurtenances, as shown on the attached **Exhibit B**, incorporated by reference herein, 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, 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.
- 1.3 The Grantor agrees that the compensation paid by the City for this easement shall be credited towards the purchase price of future right of way acquisition, should the City acquire the same property for future right of way needs.

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.

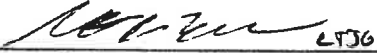
DATED this 8 day of Oct, 2018.

GRANTOR:

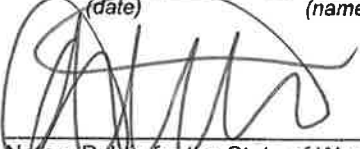
  
Michael A. Monckton

  
Marcia E. Monckton

This record was acknowledged before me on 08.05.2018 by Michael A. Monckton.  
(date) (name)

  
Notary Public for the State of Washington  
My Commission Expires: N/A

This record was acknowledged before me on 10.9.2018 by Marcia E. Monckton.  
(date) (name)

  
Notary Public for the State of Washington  
My Commission Expires: 3-09-20





**PROJECT PARCEL #4**  
TAX # 0093470001200

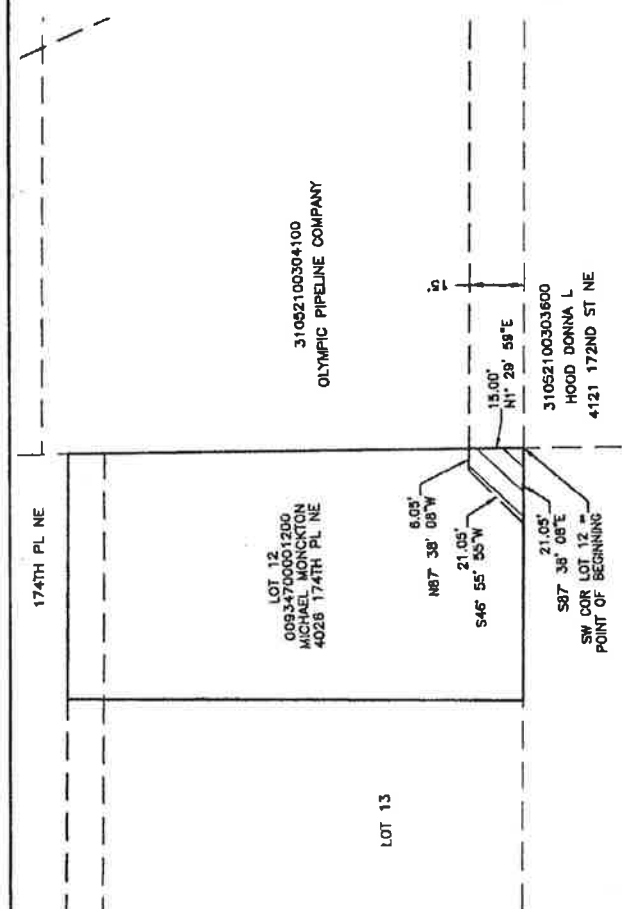
**PARCEL ADDRESS:**  
4026 174TH PL NE  
ARLINGTON, WA 98223

**OWNER:**  
MICHAEL MONCKTON  
4026 174TH PL NE  
ARLINGTON, WA 98223

**LEGEND:**  
 EASEMENT AREA



S.W. 1/4 SECTION 21, TWP 31 N, R 05 E, W.M.



REV. 00 7/09/16

*ORIGINAL AREA	=	8,604 S.F.
EASEMENT AREA	=	203 S.F.
REMAINING AREA	=	8,401 S.F.
* approximate per public record dimension.		

**CITY OF ARLINGTON**  
173rd St. NE  
WATERLINE EXTENSION P.W.#:

**CITY OF ARLINGTON**  
**PUBLIC WORKS**

7/09/2018  
**Exhibit B**