

**NO EXCISE TAX  
REQUIRED**

**JAN 10 2018**

AFTER RECORDING, RETURN TO:

KIRKE SIEVERS, Snohomish County Treasurer  
By KIRKE SIEVERS

CITY OF ARLINGTON  
18204 59<sup>th</sup> Avenue NE  
ARLINGTON, WA 98223

CONFORMED COPY  
201901100257 4 PGS  
01/10/2019 12:51pm \$103.00  
SNOHOMISH COUNTY, WASHINGTON

**WATER EASEMENT**

**GRANTOR (S):** *Stillaguamish Senior Center*  
**GRANTEE (S):** City of Arlington, Washington  
**LEGAL (Abbrev.):** Portion of the Southeast Quarter of the Northeast  
Quarter of Section 20, Township 31N, Range 5E W.M.  
**ASSESSOR'S TAX #:** 00472500000701

THIS AGREEMENT is made and entered into this 6<sup>th</sup> day of December  
2018 by and between Stillaguamish Senior Center (hereinafter "Grantors") and the City of  
Arlington, Washington (hereinafter "City"); and bank (hereinafter referred to as  
"Mortgage").

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:

NO EXCISE TAX  
REQUIRED  
FOR THE YEAR

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:

See Attached Exhibit "A" & "B"

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 in any manner now existing, but shall not erect any buildings, structures, patios, 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.

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.

MORTGAGEE:  
United States Department of Agriculture  
Rural Housing Service fka Farmers Home  
Administration

By: Mary Traylor  
Mary Traylor  
Multi-family Housing Program Director

STATE OF WASHINGTON )  
  ) ss  
COUNTY OF SNOHOMISH )

On this 12 day of December, 2018 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared before me MARY TRAYLER, known to be the MFH DIRECTOR, that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of said USDA Rural Housing for the uses and purposes herein mentioned. Service

Witness my hand and official seal hereto affixed the day and year first above written.

Jean Jhanson  
NOTARY PUBLIC in and for the State of Washington, residing at GRAYS HARBOR  
My commission expires: 07-09-2021  
Name: JEAN JHANSON



DATED this 6<sup>th</sup> day of December, 2018.

GRANTOR:

*Danette Klemens*  
By: *Danette Klemens*  
Executive Director

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SNOHOMISH )

On this 6<sup>th</sup> day of December, 2018 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared before me *Danette Klemens*, known to be the Executive Director of Stilloquamish Senior Center, that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of said Grantor, for the uses and purposes herein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



*Alayna Gill*  
NOTARY PUBLIC in and for the State of Washington, residing at Arlington WA.  
My commission expires: 10/23/2020.  
Name: Alayna Gill

**EXHIBIT A**

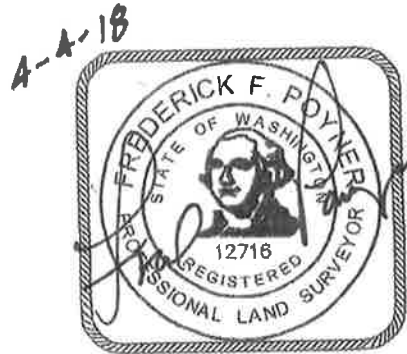
**Stillaguamish Senior Center Water Line Easement**

All that portion of the Southeast quarter of the Northeast quarter of Section 20, Township 31 North, Range 5 East, W.M., more particularly described as follows:

**COMMENCING** at the Southeast corner of Lot 2 of the Short Plat recorded under Auditor's File Number 8812210070 records of Snohomish County Washington thence South  $87^{\circ} 50' 37''$  West along the South line of said Lot 2 a distance of 183.83 feet to the **TRUE POINT OF BEGINNING**; thence continue South  $87^{\circ} 50' 37''$  West a distance of 20.14 feet; thence North  $9^{\circ} 00' 29''$  West a distance of 66.45 feet; thence North  $78^{\circ} 21' 47''$  East a distance of 20.02 feet; thence South  $9^{\circ} 00' 29''$  East a distance of 69.77 feet to the **TRUE POINT OF BEGINNING**.

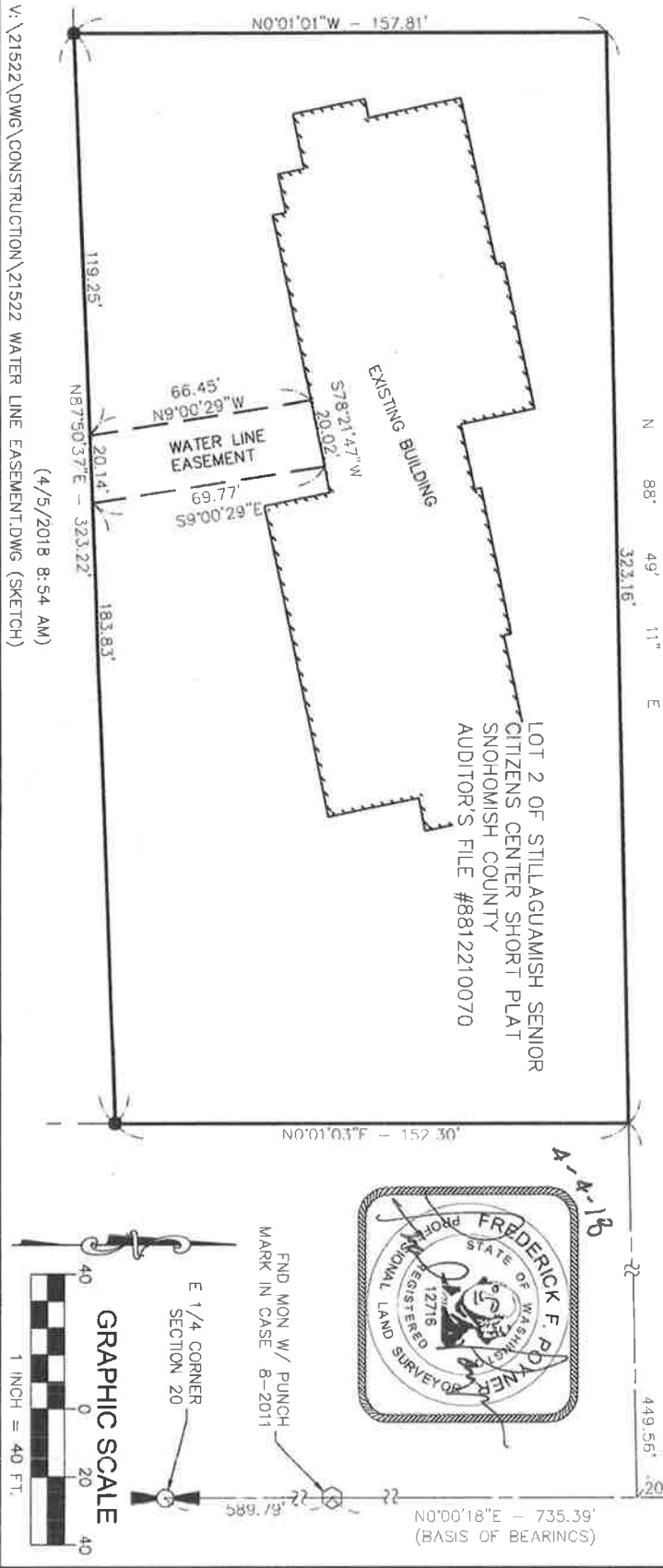
**SUBJECT TO AND TOGETHER WITH** easements, covenants, conditions, reservations, and restrictions of record.

Situate in the county of Snohomish, State of Washington.



# EXHIBIT "B"

SE 1/4, NE 1/4, SEC. 20, T. 31 N., R 05 E., W.M.

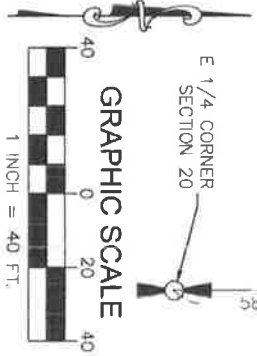


LOT 2 OF STILLAGUAMISH SENIOR  
CITIZENS CENTER SHORT PLAT  
SNOHOMISH COUNTY  
AUDITOR'S FILE #8812210070



FND MON W / PUNCH  
MARK IN CASE 8-2011

E 1/4 CORNER  
SECTION 20



NE CORNER, SE 1/4, NE 1/4  
FND CON MON W / 1-1/4"  
BRASS CAP IN CASE  
8-2011

N0°00'18"E - 735.39'  
(BASIS OF BEARINGS)

CASCADE SURVEYING & ENGINEERING, INC.  
P.O. BOX 326, ARLINGTON, WA (360) 435-5551

STILLAGUAMISH SENIOR CENTER  
WATER EASEMENT SKETCH

JOB NO.: 21522  
DATE: 04/02/2018  
DWN. BY: TAA

V:\21522\DWG\CONSTRUCTION\21522 WATER LINE EASEMENT.DWG (SKETCH)  
(4/5/2018 8:54 AM)