



202012020311

EASEMENT
Rec: \$109.50
12/2/2020 11:56 AM 1 of 7
SNOHOMISH COUNTY, WA
Electronically Recorded

AFTER RECORDING, RETURN TO:

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

**NO EXCISE TAX
REQUIRED**

DEC 02 2020

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

BRIAN SULLIVAN, Snohomish County Treasurer
By BRIAN SULLIVAN *BMS*

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

202012020311 Document:EASEMENT Rec: \$109.50 Page-2 of 7
Record Date:12/2/2020 11:56 AM Snohomish County, WA

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" –Tract A.

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

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.

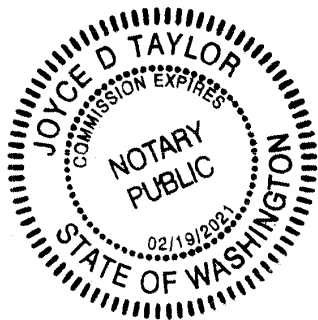
GRANTOR:

Gayteaway Business Park LLC

By: 

This record was acknowledged before me on November 24th 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

202012020311 Document:EASEMENT Rec: \$109.50 Page-4 of 7
Record Date:12/2/2020 11:56 AM Snohomish County, WA

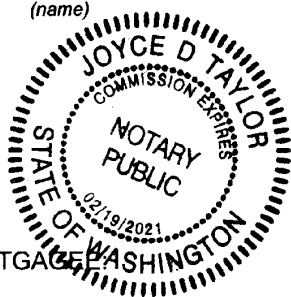
MORTGAGEE:

WASHINGTON TRUST BANK

By: Ken Paauw, V.P.

This record was acknowledged before me on 11-30-2020 by
(date)

Ken Paauw as Vice President of Washington Trust
(name) (type of authority) (name of party/company)



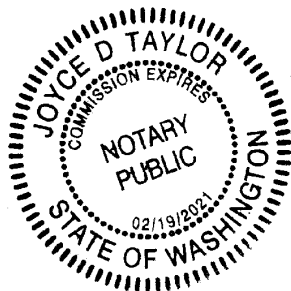
Joyce D Taylor
Notary Public for the State of Washington
My Commission Expires: 2/19/21

MORTGAGEE
COMMERCIAL GRADE, LLC

By: [Signature]

This record was acknowledged before me on 11/24/21 by
(date)

Ed Scripps as Member of Commercial Grade LLC
(name) (type of authority) (name of party/company)



Joyce D Taylor
Notary Public for the State of Washington
My Commission Expires: 2/19/21

CITY OF ARLINGTON UTILITY EASEMENT

202012020311 Document:EASEMENT Rec: \$109.50 Page-5 of 7
Record Date:12/2/2020 11:56 AM Snohomish County, WA

EXHIBIT A

Tract A 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

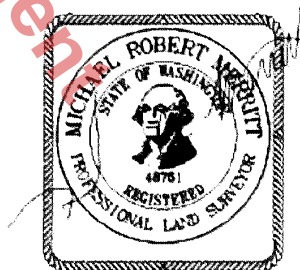
CITY OF ARLINGTON UTILITY EASEMENT

EXHIBIT B

WATER LINE EASEMENT

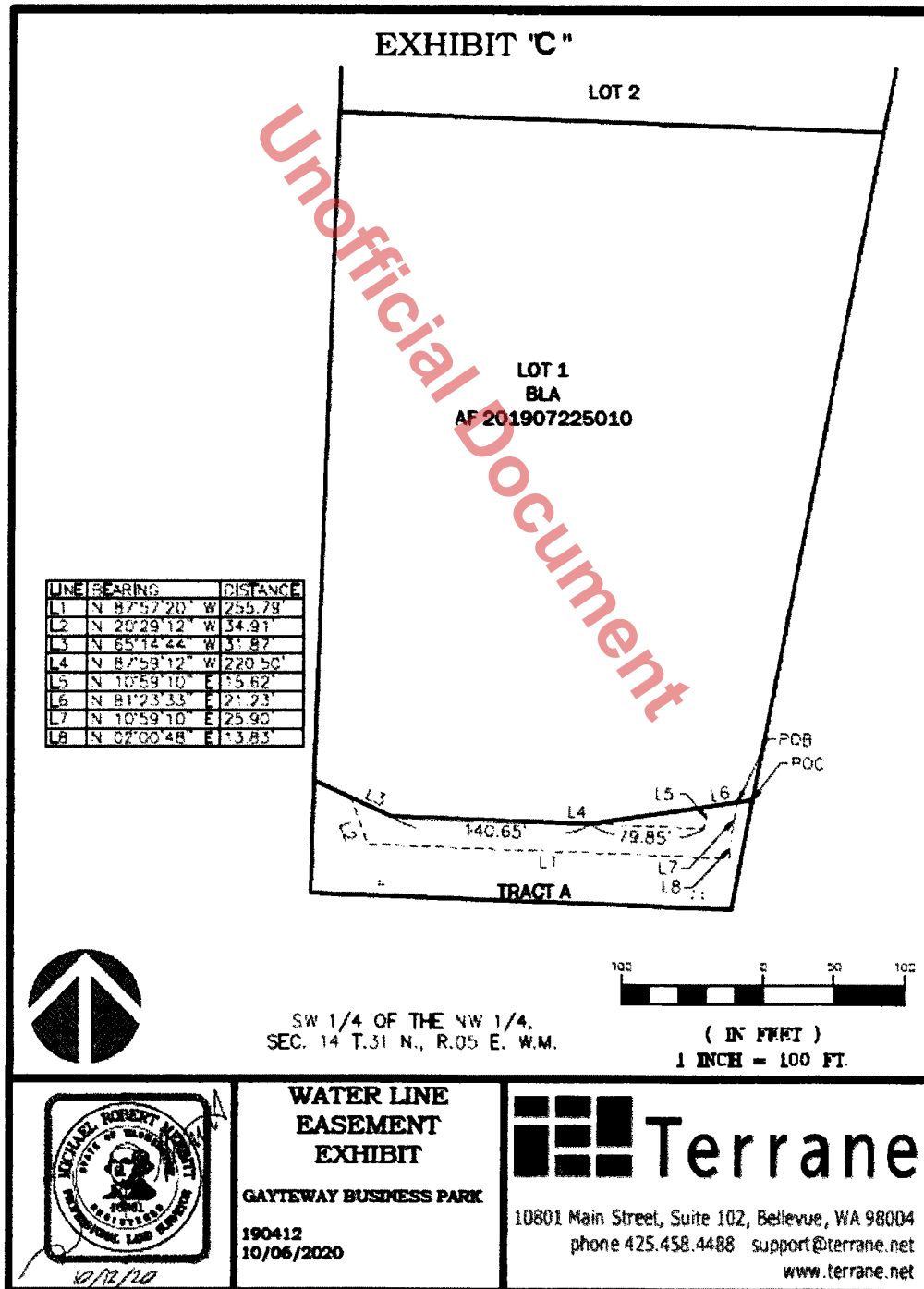
**A PORTION OF TRACT A OF BOUNDARY LINE ADJUSTMENT FOR GAYTEWAY BUSINESS PARK.
RECORDED UNDER AUDITOR'S FILE NUMBER 201907225010, SNOHOMISH COUNTY RECORDS, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT A;
THENCE S 81°23'33" W ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 10.61 FEET TO THE
POINT OF BEGINNING;
THENCE S 10°59'10" W, A DISTANCE OF 25.90 FEET;
THENCE S 02°00'48" W, A DISTANCE OF 13.83 FEET;
THENCE N 87°57'20" W, A DISTANCE OF 255.79 FEET;
THENCE N 20°29'12" W, A DISTANCE OF 34.91 FEET TO THE NORTHERLY LINE OF SAID TRACT;
THENCE S 65°14'44" E ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 31.87 FEET;
THENCE S 87°59'12" E ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 140.65 FEET;
THENCE S 87°59'12" E, A DISTANCE OF 79.85 FEET;
THENCE N 10°59'10" E, A DISTANCE OF 15.62 FEET TO THE NORTHERLY LINE OF SAID TRACT;
THENCE N 81°23'33" E ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 21.23 FEET TO THE
POINT OF BEGINNING;**



CITY OF ARLINGTON UTILITY EASEMENT

202012020311 Document:EASEMENT Rec: \$109.50 Page-7 of 7
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