

8509240123

CITY OF MOUNTLAKE TERRACE

EASEMENT

800

23204 - 58th AVE. WEST

MOUNTLAKE TERRACE, WA 98043-4697

For a valuable consideration, receipt of which is hereby acknowledged, the Grantor(s), American West Properties, Inc.

hereby grant s and convey s to the Grantee(s), City of Mountlake Terrace

its successors and assigns, the right, privilege and authority to construct, improve, repair and maintain 8" Water Main and 8" Sanitary Sewer and their appurtenances

across, over and upon feet of the following land, located in Snohomish County, State of Washington, to-wit:

(See Attachment "A" for legal description)

NO EXCISE TAX
REQUIRED

SEP 21 1985

KIRKE STEVENS, Snohomish County Treasurer
By Deputy

The Grantor(s) shall make no use of the land occupied by said water main and sanitary sewer

except for asphalt parking areas and landscaping

In exercising the rights herein granted, the Grantee(s), its successors and assigns, may pass and repass over said water main and sanitary sewer easement and may cut and remove brush, trees and other obstructions which in the opinion of the Grantee(s) interfere(s) with maintenance and operation of water main and sanitary sewer.

The covenants herein contained shall run with the land and are binding upon all subsequent owners thereof. The legal descriptions of said easements are described as follows: See Attachment "B" for Water Line Easement. See Attachment "C" for Sewer Line Easement. In Witness Whereof, the said Grantor(s) have executed this instrument this 19th day of

June, 1985.

AMERICAN WEST PROPERTIES, INC.

By: Mark H. Lundberg

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 19th day of June, 1985, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mark H. Lundberg and -----, to me known to be the ----- President and ----- Secretary, respectively, of AMERICAN WEST PROPERTIES, INC., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

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

Notary Public in and for the State of Washington, residing at Bellevue in said County.

EXHIBIT A (Agreement Dated June 2, 1983)

LEGAL DESCRIPTION

PARCEL A:

The East 200 feet of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4, EXCEPT THE South 150 feet;

PARCEL B:

The North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4, EXCEPT THE West 282 feet AND EXCEPT the East 200 feet;

PARCEL C:

The North 1/2 of the West 282 feet of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4, EXCEPT the West 30 feet;

ALL in Section 28, Township 27 North, Range 4 East, WM.;

PARCEL D:

All that portion of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 27 North, Range 4 East, WM., described as follows:

Beginning at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 28;
thence South 1°43' East 345 feet to the true point of beginning;
thence continue South 1°43' East 332.8 feet more or less to the Southwest corner of said Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4;
thence East along the South line of said Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 said Section 28 for 377 feet;
thence North 0°30' East 335.95 feet;
thence South 88°25' West 390 feet to the true point of beginning;
EXCEPT the West 30 feet for road;

Situate in the County of Snohomish, State of Washington.

PURCHASER

SELLER

NORTHWEST GARBAGE Co.

by:

James F. F. F.
Pres.

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Attachment "B"

WATER LINE DESCRIPTIONS

A 10 foot easement for ingress and egress and maintenance of an existing watermain being 5 feet on each side of the following described centerline located in the City of Mountlake Terrace, Snohomish County, Washington, commencing at the Northwest corner of the Northeast 1/4 of Section 28, Township 27N, Range 4E, WM; Thence South 01-43-00 East, a distance of 587.98 feet; Thence North 88-25-00 East, a distance of 30.00 feet to the true point of beginning being on the East margin of 52nd Avenue West; Thence North 88-25-00 East, a distance of 47.99 feet to point "A"; Thence South 01-43-00 East, a distance of 40.00 feet to point "B"; Thence South 01-43-00 East, a distance of 160.03 feet; Thence North 89-19-57 East, a distance of 219.00 feet to point "C"; Thence North 89-19-57 East, a distance of 31.42 feet to point "D"; Thence North 89-19-57 East, a distance of 306.12 feet to the West margin of 50th Avenue West and the terminus thereof.

Beginning at said described point "D"; Thence North 00-30-00 East, a distance of 245.00 feet to point "E"; Thence North 00-30-00 East, a distance of 166.30 feet; Thence South 88-25-00 West, a distance of 147.29 feet to point "F"; Thence South 88-25-00 West, a distance of 119.00 feet; Thence South 01-43-00 East, a distance of 207.00 feet to point "A" being the terminus of said easement.

TOGETHER WITH the following described parcels for fire hydrants being 5 feet on each side of the described line and 5 feet beyond beginning at said point "B"; Thence North 88-17-00 East, a distance of 10.00 feet. Beginning at point "C"; Thence South 00-40-03 East, a distance of 15.00 feet. Beginning at point "E"; Thence North 89-30-00 West, a distance of 12.00 feet. Beginning at point "F"; Thence South 01-35-00 East, a distance of 24.00 feet.

RECORDED

1985 SEP 24 AM 11:21

DEAN V. WILLIAMS, AUDITOR
SNOHOMISH COUNTY, WASH.
DEPUTY CLERK
William Smith

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Attachment "C"

SEWER LINE DESCRIPTIONS

A 10 foot easement for ingress and egress and maintenance of an existing sanitary sewer line being 5 feet on each side of the following described centerline located in the City of Mountlake Terrace, Snohomish County, Washington, commencing at the Northwest corner of the Northeast 1/4 of Section 28, Township 27N, Range 4E, WM; Thence South 01-43-00 East, a distance of 351.96 feet; Thence South 85-21-53 East, a distance of 30.19 feet to the East margin of 52nd Avenue West and the true point of beginning; Thence South 85-21-53 East, a distance of 320.21 feet; Thence South 00-30-04 West, a distance of 384.73 feet; Thence North 89-45-14 East, a distance of 301.18 feet to the West margin of 50th Avenue West and the terminus thereof.

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