

ELECTRONICALLY RECORDED

201712080310

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12/08/2017 11:19 AM

80.00

SNOHOMISH COUNTY, WASHINGTON

RETURN ADDRESS

City of Mountlake Terrace

P.O. Box 72

Mountlake Terrace, WA 98043

Please print neatly or type information

Document Title(s)

Utility Easement

Stewart Title

01148-58578

Reference Number(s) of related documents:

Additional reference #s on page _____

Grantor(s) (Last, First and Middle Initial)

Diane Broadley

Additional grantors #s on page _____

Grantee(s) (Last, First and Middle Initial)

City of Mountlake Terrace

Additional grantees #s on page _____

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range quarter/quarter)

PTN Lot 20, Blk 2, Mountlake Terrace Div. #5, Snohomish County

Washington

Additional legal is on page _____

Assessor's Property Tax Parcel/Account Number:

00520900202000

Additional parcel #s on page _____

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy of completeness of the indexing information provided herein.

201712080310

DEC 08 2017

KIRKE SIEVERS, Snohomish County Treasurer

By KIRKE SIEVERS

After Recording Mail To:

City of Mountlake Terrace
PO Box 72
Mountlake Terrace, WA 98043
Attn: City Clerk

UTILITY EASEMENT

Grantor: Diane Broadley
Grantee: City of Mountlake Terrace
Abbreviated Legal: Ptn of Lot 20, Block 2 of Mountlake Terrace Division No. 5, Snohomish
County, WA
Tax Parcel No.: 00520900202000
City of Mountlake Terrace / Main Street Revitalization Project
Project Parcel: #88

STEWART

01148-
58578 (4)

The undersigned, Diane Broadley, who acquired title as Diane Parker, as a separate estate (hereinafter referred to as "Grantor"), for Ten Dollars (\$10.00) and other valuable consideration, and under the imminent threat of the Grantee's exercise of its rights of Eminent Domain, hereby conveys and grants to the City of Mountlake Terrace, its successors and assigns, (hereinafter referred to as the "Grantee"), a permanent non-exclusive easement for utilities over, across, along, in, upon and under the property described on the attached and incorporated Exhibits A and B (the "Utility Easement Area") located in Snohomish County, Washington:

**SEE EXHIBIT A AND AS DEPICTED IN EXHIBIT B ATTACHED HERETO
AND MADE A PART HEREOF BY REFERENCE**

Said easement being for the purpose of installing, constructing, operating, accessing, maintaining, removing, repairing, and replacing utilities, together with all connections, and appurtenances thereto, together with the right of ingress to and egress from said described property for the foregoing purposes.

The Grantor does hereby and the Grantee, by accepting and recording this easement, mutually covenant and agree as follows:

1. The Grantee shall, upon completion of any initial construction of any facilities described herein and before the termination of any above-described temporary construction easement, remove all debris and restore the surface of the above-described property as nearly as possible to the grade in which it existed, install topsoil if required and hydroseed the area of the above described surface, or restore the surface as agreed upon in writing.

UTILITY EASEMENT

2. The Grantee shall, if the above-described property is disturbed by the maintenance, removal, repair or replacement of the facilities specified herein, restore the surface of the above-described property as nearly as possible to the condition in which it existed at the commencement of said maintenance, removal, repair or replacement.

3. The Grantor does release, indemnify, and promise to defend and save harmless the Grantee, its officers, employees and agents from and against any and all liability, loss, damage, expense, actions, and claims, including costs and reasonable attorney's fees incurred by the Grantee, its officials, employees and agents in defenses thereof, asserting or arising directly or indirectly on account of or out of any act or omission of Grantor, its agents, contractors, licenses, invitee, or employees upon or within the above-described easement. This paragraph does not purport to indemnify the Grantee against liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the negligence of the Grantee, its officers, employees and agents.

4. All right, title and interest which may be used and enjoyed without interfering with the easement rights herein conveyed are reserved to the Grantor. The construction, installation or maintenance, after the date of this Agreement, however, of structures of a permanent nature

- (1) within the above-described permanent easement or within the temporary construction easement until such temporary construction easement shall have been terminated, or
- (2) outside the aforementioned easements but intruding into the easements so as to interfere with maintenance and repair of the utility

shall be deemed an encroachment with said easement rights and, as to such structures, the provisions of Paragraphs 1, 2 and 3 shall not apply; and, further, Grantors, Grantor's successors and assigns shall be obligated to remove said encroachments at Grantor's, Grantor's, successors' and assigns' expense.

5. Access to Grantor's property shall be maintained at all times during Grantee's installation.

6. The Grantor covenants to and with the Grantee that the Grantor is lawfully seized and possessed of the land aforesaid; has good and lawful right and power to sell and convey same.

7. The Utility Easement and the covenants, terms and conditions set forth herein are intended to and shall run with the real property and shall be binding upon Grantee and Grantor and their respective successors, heirs and assigns.

UTILITY EASEMENT

GRANTOR:



Diane Broadley

Date: 8.9.17

Accepted by the City of Mountlake Terrace

By: 

Printed Name: Scott Hugill
Title: City Manager

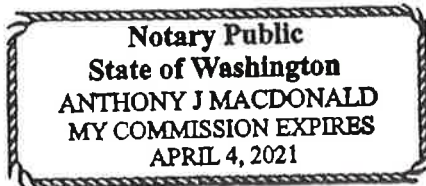
Date: 8/27/18

UTILITY EASEMENT

STATE OF WASHINGTON)
County of Snohomish) ss

On this 9th day of August 2017, before me personally appeared Diane Broadley, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Anthony J Macdonald
Notary Public in and for the State of
Washington, residing at Tacoma
My commission expires April 4, 2021

EXHIBIT A
PARCEL NO. 00520900202000
UTILITY EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

THE SOUTH 5.00 FEET OF THE NORTH 7.50 FEET OF THE EAST 16.50 FEET.

TOTAL EASEMENT AREA CONTAINING 83 SQUARE FEET, MORE OR LESS.

PARCEL "A":

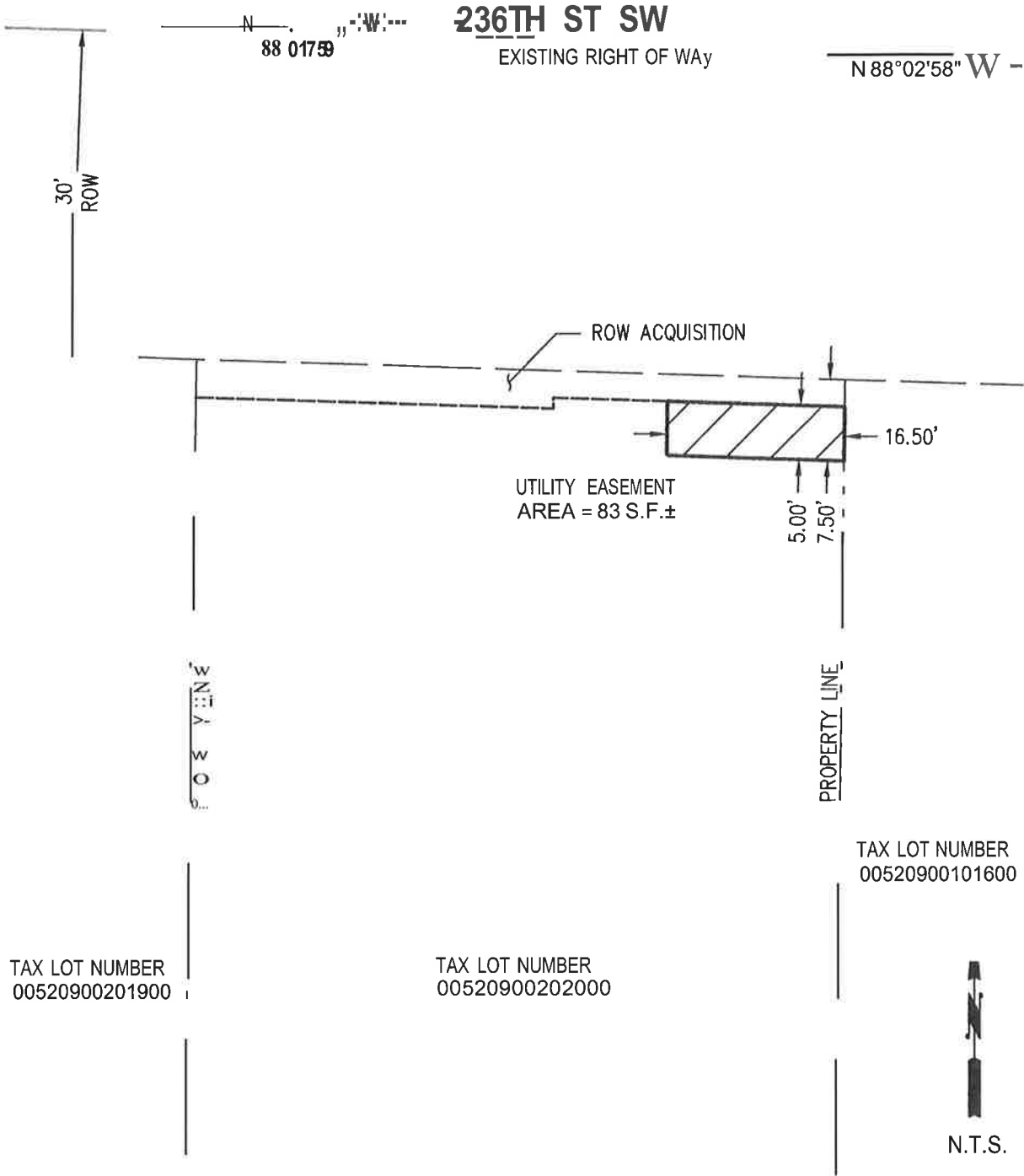
(PER STEWART TITLE COMPANY ORDER NO. 27832, DATED DECEMBER 24, 2013)

LOT 20, BLOCK 2, MOUNT-LAKE TERRACE DIVISION NO. 5, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 13 OF PLATS, PAGES 38 AND 39, RECORDS OF SNOHOMISH COUNTY,
WASHINGTON.



- Cf - 17

SW 114, SEC. 33, T. 27 N., R. 4 E., W.M.



DATE: MAY 8, 2017

FILE: 88.DWG

KPG

753 9th Ave N
Seattle, WA 98109
(206) 286-1640
www.kpg.com

2502 Jefferson Ave
Tacoma, WA 98402
(253) 627-0720

EXHIBIT B
PARCEL 00520900202000
UTILITY EASEMENT