

When Recorded Return To:

Silver Lake Water & Sewer District
15205 41st Avenue SE
Bothell, Washington 98012

EASEMENT FOR UTILITY LINES

GRANTOR:

GRANTEE: SILVER LAKE WATER & SEWER DISTRICT

ABBREVIATED LEGAL DESCRIPTION:

ASSESSOR'S TAX / PARCEL NUMBER(S):

**PROJECT NAME AND
DISTRICT NUMBER:**

The undersigned, _____
("Grantor"), for and in consideration of good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, hereby grants and conveys to Silver Lake Water & Sewer District, a municipal corporation in Snohomish County, Washington ("Grantee), and its successors and assigns, a permanent non-exclusive Easement for Utility Lines including service and main lines for water and sewer infrastructure and all appurtenances thereto ("Easement") as follows:

1. Nature and Location of Easement. Grantor owns that certain real property legally described in *Exhibit "A"*, attached hereto and incorporated herein by this reference ("Real Property"). The Easement granted by Grantor herein shall be a permanent easement for the benefit of Grantee over, upon, across, through and under the Real Property, such Easement as legally described on *Exhibit "B"* and depicted on *Exhibit "C"*, attached hereto and incorporated herein by this reference, for the purposes of installing, laying, constructing, maintaining, inspecting, repairing, removing, replacing, renewing, using and operating sewer and water lines, together with all facilities, connectors and appurtenances ("Utility Lines"), including the right of ingress and egress with all necessary vehicles and equipment for said purposes.
2. Right of Entry. Grantee shall have the right, without notice and without prior institution of any suit or proceeding at law or equity, at all times as may be necessary to enter upon the Real Property to install, lay, construct, maintain, inspect, repair, remove, replace, renew, use and operate the Utility Lines for the purposes of serving the Real Property and other properties with utility

service. Grantee agrees to restore the Real Property as nearly as reasonably possible to its condition prior to any material disturbance from construction, operation, maintenance, repair, or replacement of the Utility Lines.

3. Encroachment/Construction Activity. Grantor shall not undertake, authorize, permit or consent to any construction or excavation including, without limitation, digging, tunneling, or other forms of construction activity on or near the Easement which might in any fashion unearth, undermine, or damage the Utility Lines or endanger the lateral or other support of the Utility Lines without Grantee's prior written approval.

Grantor further agrees that no structure or obstruction including, without limitation, buildings, fences, walls or rockeries shall be erected over, upon or within the Easement. No significant (over 6" DBH) tree plantings will be allowed directly over District facilities or within the District easement. Shrubs and groundcover are allowed, and Grantor shall have full use of the surface of the Real Property within the Easement, so long as such use does not interfere with the Easement rights of the Grantee or the Utility Lines.

4. Binding Effect/ Warranty of Title. The Easement and the covenants, terms, and conditions contained 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. Grantor warrants that Grantor owns fee simple title to the Real Property and warrants the Grantee title to and quiet enjoyment of the Easement.

5. Recording. Upon its execution, the Easement shall be recorded with the Office of the Auditor in Snohomish County, Washington.

APPROVED AS TO FORM:
SILVER LAKE WATER & SEWER DISTRICT

Printed Name _____ Title _____

Signature _____ Date _____

GRANTOR:

Company Name _____

Printed Name _____ Title _____

Signature _____ Date _____

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT GRANTOR'S PROPERTY

EXHIBIT B

LEGAL DESCRIPTION OF EASEMENT

EXHIBIT C

DEPICTION OF EASEMENT AREA