

1243193

Snohomish County
Return Name
6705 Puget Park Drive
Street Address
Snohomish WA 98296
City, State, ZIP

202108200077
EASEMENT Rec: \$207.50
8/20/2021 9:55 AM 5 PG
SNOHOMISH COUNTY, WA



Snohomish County Recording
A Division of the Auditor's Office

Standard Cover Sheet

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

Document Title(s)

1. Memorandum of Easement
2. _____
3. _____
4. _____

Reference Number(s) of Related Documents

Additional reference numbers on page _____

Grantor(s)

1. BNSF Railway Company
Last Name _____, First Name _____, Middle Initial _____
2. _____
Last Name _____, First Name _____, Middle Initial _____

Additional names on page _____

Grantee(s)

1. Snohomish County
Last Name _____, First Name _____, Middle Initial _____
2. _____
Last Name _____, First Name _____, Middle Initial _____

Additional names on page _____

Legal Description (abbreviated form: ie lot, block, plat or section, township, range)

Ptn Govt Lot 2 and NW 1/4 Sec 5 Twp 27 N, RGE 4 E. W.M.

Assessor's Property Tax Parcel/ Account Number

27040500200100

☐ Number not yet assigned

Additional numbers on page _____

No. 11743962 8/20/2021 9:50 AM 10.00
Thank you for your payment.
SARA

MEMORANDUM OF EASEMENT

THIS MEMORANDUM OF EASEMENT is hereby executed this 6th day of August, 2021, by and between **BNSF RAILWAY COMPANY**, a Delaware corporation ("**Grantor**"), whose address for purposes of this instrument is 2500 Lou Menk Drive, Fort Worth, Texas 76131, and **SNOHOMISH COUNTY**, a political subdivision of the State of Washington whose address for purposes of this instrument is 3000 Rockefeller Ave., Everett, WA, 98201, which terms "Grantor" and "Grantee" shall include, wherever the context permits or requires, singular or plural, and the heirs, legal representatives, successors and assigns of the respective parties:

WITNESSETH:

WHEREAS, Grantor owns or controls certain real property situated in Snohomish County, Washington as described on Exhibit "A-1" attached hereto and incorporated herein by reference (the "**Premises**");

August 6 **WHEREAS**, Grantor and Grantee entered into an Easement Agreement, dated August 6, 2021 (the "**Easement Agreement**") which set forth, among other things, the terms of an easement granted by Grantor to Grantee over and across the Premises (the "**Easement**"); and

WHEREAS, Grantor and Grantee desire to memorialize the terms and conditions of the Easement Agreement of record.

For valuable consideration the receipt and sufficiency of which are hereby acknowledged, Grantor does grant unto Grantee and Grantee does hereby accept from Grantor the Easement over and across the Premises.

The term of the Easement, unless sooner terminated under provisions of the Easement Agreement, shall be perpetual.

All the terms, conditions, provisions and covenants of the Easement Agreement are incorporated herein by this reference for all purposes as though written out at length herein, and both the Easement Agreement and this Memorandum of Easement shall be deemed to constitute a single instrument or document. This Memorandum of Easement is not intended to amend, modify, supplement, or supersede any of the provisions of the Easement Agreement and, to the extent there may be any conflict or inconsistency between the Easement Agreement or this Memorandum of Easement, the Easement Agreement shall control.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Memorandum of Easement to as of the date and year first above written.

GRANTOR:

BNSF RAILWAY COMPANY, a Delaware corporation

By: _____

Blaine Bilderback

Name: Blaine Bilderback

Title: Director Real Estate

STATE OF TEXAS

§
§
§

COUNTY OF TARRANT

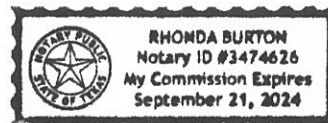
This instrument was acknowledged before me on the 6th day of August, 2021, by Blaine Bilderback as Director Real Estate of **BNSF RAILWAY COMPANY**, a Delaware corporation.

Rhonda Burton

Notary Public

My appointment expires: 9/21/2024

(Seal)



GRANTEE:

SNOHOMISH COUNTY, a political subdivision of the State of Washington

By: 

Name: _____

Title: KEN KLEIN
Executive Director

STATE OF WASHINGTON §
COUNTY OF SNOHOMISH §

This instrument was acknowledged before me on the 3 day of July, 2021, by Diana L Mix (name) as Deputy Auditor - Recording Lead (title) of Snohomish County, a


Notary Public

My appointment expires: 04-30-2025

(Seal)

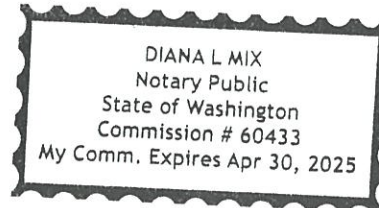


EXHIBIT "A-1"

EASEMENT DESCRIPTION:

THAT PORTION LYING WITHIN GOVERNMENT LOT 2, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION CENTERLINE OF 151ST STREET SOUTHWEST AND 72ND AVENUE WEST; THENCE NORTH 02°13'44" EAST ALONG THE STREET CENTER LINE, A DISTANCE OF 321.14 FEET; THENCE SOUTH 42°21'58" WEST, A DISTANCE OF 1415 .81 FEET TO THE EASTERLY MARGIN OF BNSF RIGHT OF WAY (GREAT NORTHERN RAILROAD) AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 07°03'16" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 74 .85 FEET; THENCE SOUTH 82°56'44" WEST, A DISTANCE OF 37.95 FEET; THENCE NORTH 07°03'16" WEST, A DISTANCE OF 131.32 FEET; THENCE SOUTH 82°56'44" WEST, A DISTANCE OF 41.34 FEET; THENCE SOUTH 07°03'16" EAST, A DISTANCE OF 180.94 FEET; THENCE SOUTH 82°56'44" WEST, A DISTANCE OF 20.71 FEET TO THE WESTERLY MARGIN OF BNSF RIGHT OF WAY (GREAT NORTHERN RAILROAD); THENCE NORTH 07°03'16" WEST ALONG SAID WESTERLY MARGIN, A DISTANCE OF 355.50 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 1125.00 FEET, THE CENTER OF WHICH BEARS NORTH 82°56'44" EAST, THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°31'00" AND AN ARC LENGTH OF 285 .03 FEET; THENCE SOUTH 66°37'11" EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 06°54'46" WEST, A DISTANCE OF 137.30 FEET; THENCE SOUTH 02°11'12" EAST, A DISTANCE OF 154.24 FEET; THENCE SOUTH 05°59'19" EAST, A DISTANCE OF 28.06 FEET; THENCE NORTH 82°56'44" EAST, A DISTANCE OF 46.16 FEET; THENCE NORTH 07°03'16" WEST, A DISTANCE OF 50.71 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 1059.50 FEET, THE CENTER OF WHICH BEARS NORTH 82°56'44" EAST, THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 013°30'14" AND AN ARC LENGTH OF 249.71 FEET; THENCE SOUTH 66°37'11" EAST, A DISTANCE OF 36.12 FEET TO SAID EASTERLY MARGIN AND TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1025.00 FEET, THE CENTER OF WHICH BEARS SOUTH 84°08'19" EAST, THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°54'57" AND AN ARC LENGTH OF 231.06 FEET; THENCE SOUTH 07°03'16" EAST, A DISTANCE OF 231.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.916± ACRES OR 39,916.3 SQUARE FEET, MORE OR LESS.