

201904230546 ADIETZ 8 PGS
 04/23/2019 04:33:32 PM \$106.00
 AUDITOR, Pierce County, WASHINGTON

After Recording
 Return to:

Escrow Northwest, Inc.
 7030 Tacoma Mall Blvd., Suite 200
 Tacoma, WA 98409-6626

SEPTIC EASEMENT

Tax Nos. 04-19-09-1068 and 04-19-09-5003

Van Halder L.L.C., a Washington Limited Liability Company, as the owner of that real property described as follows:

The East 165 feet of the East half of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian;

EXCEPT the South 30 feet;

ALSO EXCEPT that portion thereof conveyed to the City of Puyallup by Deed recorded February 2, 2010 under Auditor's File No. 201002020558;

TOGETHER with the following described property:

Commencing at the Northwest corner of the East 165 feet of the East half of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian;

THENCE along the West line of said East 165 feet South 0°03'38" East 40 feet to the true point of beginning;

THENCE continue along said West line South 0°03'38" East 65 feet;

THENCE parallel with the North line of aforesaid subdivision, South 89°43'33" West 15.69 feet to an existing fence;

THENCE along said existing fence, North 1°17'35" East 165.06 feet to the South right of way line of 112th Street East;

THENCE along said South line, North 89°43'33" East 11.79 feet to the true point of beginning.

ALSO TOGETHER with the following described property:

Commencing at the Northwest corner of the East 165 feet of the East half of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian;

THENCE along the West line of said East 165 feet of said subdivision, South 0°03'38" East 205 feet to the true point of beginning;

THENCE continue along said West line South 0°03'38" East 1130.52 feet to the South line of aforesaid subdivision;

THENCE along said South line, South 89°56'40" West 45 feet to an existing fence line;

THENCE along said existing fence line, North 1°25'29" East 1130.84 feet to the South line of the North 205 feet of aforesaid subdivision;

THENCE along said South line, North 89°43'33" East 15.69 feet to the true point of beginning.

ALSO EXCEPT that portion thereof described as follows:

Beginning at the Northwest corner of Lot 1 of Pierce County Short Plat No. 79-558, at a point South 0°03'29" East from the Northeast corner of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian 30.00 feet;

THENCE South 89°43'33" West along the Southerly margin of 112th Street East 10.18 feet to an existing fence;

THENCE South 1°34'13" West 343.18 feet to a point on said fence line;

THENCE North 89°43'33" East 19.19 feet to the Southwest quarter of said Lot 1;

THENCE North 0°03'29" West 343.00 feet to the point of beginning.

Situate in the County of Pierce, State of Washington.

(HEREINAFTER: "Burdened Property")

For a valuable consideration hereby bargain, sell and convey to:

David Artz, Trustee of the Fourth Amendment and Restatement of the Artz Revocable Living Trust, as the owner of that real property described as follows:

Lot 3 of Short Plat recorded under Pierce County Recording Number 79-557, records of Pierce County Auditor
Situate in the County of Pierce State of Washington

(Hereinafter: "Benefitted Property");

a non-exclusive easement for a septic system, including the associated operation and maintenance thereof, over that portion of the above described "burdened property" as fully described on Exhibit "A" hereto and incorporated herein by reference.

A graphical depiction of the Septic Easement Area is attached hereto as Exhibit "B".

A graphical depiction of the Septic System is attached hereto as Exhibit "C".

Together with the right of Grantees to enter upon, over and along said Burdened Property from time to time, after notice reasonable in the circumstances, at times as may be necessary, to inspect, repair, alter, modify, replace, remove, and/or update to present and future technological standards the improvements contained therein.

It is agreed that Grantee, their successors and assigns shall have sole responsibility for the maintenance and repair of said Septic System.

Other than those currently existing, no obstructions of any kind whatsoever (including but not limited to the planting of trees) shall be allowed within the Easement Area that would impede the Grantee's use of the Easement Area for the purposes herein defined.

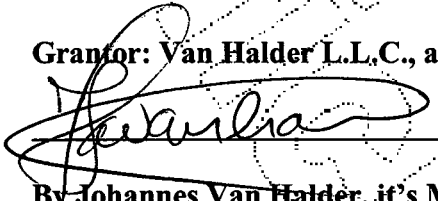
For reference only, not for re-sale.

This easement is a covenant running with the land and shall be binding upon the Grantors, Grantees and their respective successors, heirs and assigns.

In any suit or other proceeding brought by any of the parties to this easement arising out of or pertaining to this easement the substantially prevailing party shall be entitled to recover its reasonable attorney's fees and all costs and expensed from the substantially non-prevailing party, in addition to any other relief.

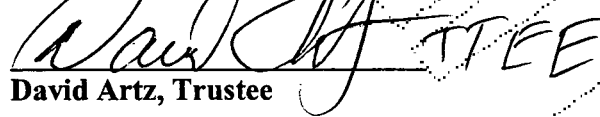
Dated: April 19, 2019

Grantor: Van Halder L.L.C., a Washington Limited Liability Company



By Johannes Van Halder, it's Manager

Grantee: David Artz Trustee of the Fourth Amendment and Restatement of the Artz Revocable Living Trust


David Artz, Trustee

For reference only, not for re-sale.

STATE OF WASHINGTON)

)ss.

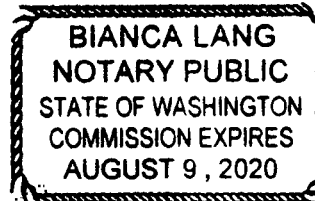
County of Pierce)

I certify that I know or have satisfactory evidence that David Artz is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of the Fourth Amendment and Restatement of the Artz Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 23 day of April, 2019.

Notary Public in and for the State of
Washington

My appointment expires: 08/09/2020



STATE OF WASHINGTON)

)ss.

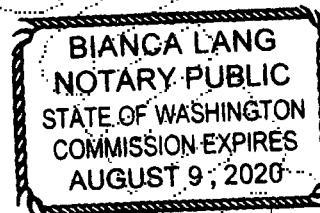
County of Pierce)

I certify that I know or have satisfactory evidence that Johannes Van Halder is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Van Halder L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 23 day of April, 2019.

Notary Public in and for the State of
Washington

My appointment expires: 08/09/2020



For reference only, not for re-sale.

EXHIBIT "A"

The East 165 feet of the East half of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North,

Range 4 East of the Willamette Meridian;

EXCEPT the South 30 feet;

ALSO EXCEPT that portion thereof conveyed to the City of Puyallup by Deed recorded February 2, 2010 under Auditor's File No. 201002020558;

TOGETHER with the following described property:

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THENCE North 89°43'33" East 19.19 feet to the Southwest quarter of said Lot 1;

THENCE North 0°03'29" West 343.00 feet to the point of beginning.

Situate in the County of Pierce, State of Washington.

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EXHIBIT 'A'**LEGAL DESCRIPTION
SEPTIC EASEMENT
(TAX PARCEL NO. 0419091068)**

THE EAST 130 FEET OF THE SOUTH 110 FEET OF THE NORTHWEST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST
OF THE WILLAMETTE MERIDIAN.

SITUATE IN PIERCE COUNTY, WASHINGTON.

EXCEPT THE SOUTH 30 FEET THEREOF.

CONTAINING 10,400 SQUARE FEET, MORE OR LESS.

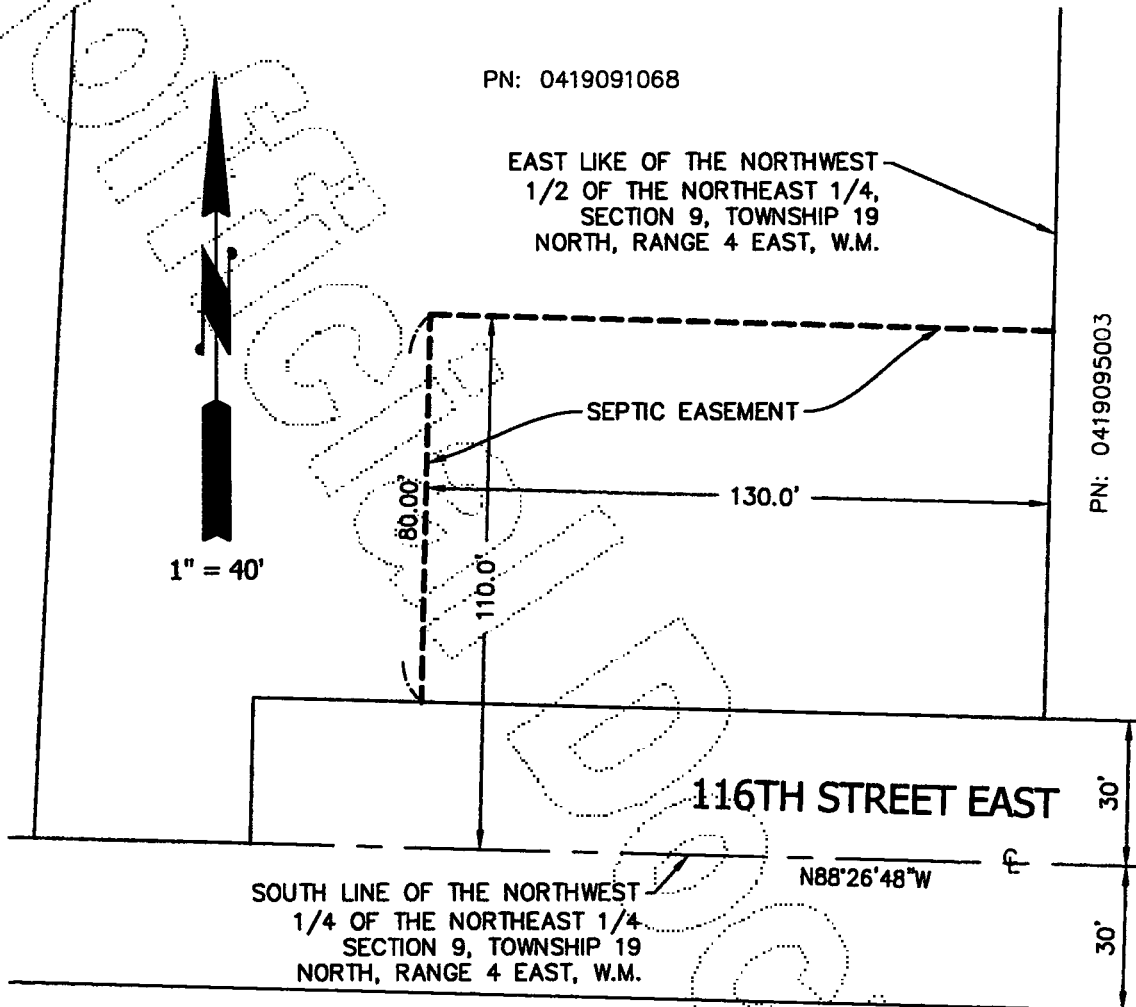


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EXHIBIT 'B'
SEPTIC EASEMENT

PN: 0419091068

EAST LIKE OF THE NORTHWEST
1/2 OF THE NORTHEAST 1/4,
SECTION 9, TOWNSHIP 19
NORTH, RANGE 4 EAST, W.M.



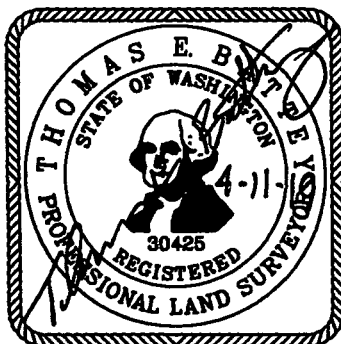
PN: 0419095003

1" = 40'

116TH STREET EAST

SOUTH LINE OF THE NORTHWEST
1/4 OF THE NORTHEAST 1/4
SECTION 9, TOWNSHIP 19
NORTH, RANGE 4 EAST, W.M.

N88°26'48"W



LARSON

And Associates
Land Surveyors & Engineers, Inc.

9198 EXHIBIT
4/11/2019

9027 PACIFIC AVENUE, SUITE 4
TACOMA, WASHINGTON 98444-6247
(253)474-3404 / FAX (253)472-7358

For reference only, not for re-sale.

