

Excise Tax Exempt

Pierce County, WA

08/17/2023 3:18 PM

Electronically Submitted

CPENNYP

After recording return to:
City Clerk
City of Puyallup
333 South Meridian
Puyallup, WA 98371

202308170348

Electronically Recorded

Pierce County, WA CPENNYP

08/17/2023 3:18 PM

Pages: 5 Fee: \$207.50

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	20 N-	29	2	003	1/5
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Document Title: Declaration of Covenant for Easements**Grantor:** Richard and Kathy Farris, husband and wife**Grantee:** City of Puyallup**Abbreviated Legal Description:** NE ¼ of the NW ¼ Sec. 29, T20N, R4E W.M.**Assessor's Property Tax Parcel(s) or Account Number:** 042020-7-028 and 042020-7-029**Declaration of Covenant for Easement**

WHEREAS, Richard and Kathy Farris, husband and wife ("Grantor") is the owner of the real property burdened by this Covenant ("burdened property") as described in Exhibit "A" attached hereto; and

WHEREAS, Grantor is developing the burdened property in accordance with Building Permit B-20-0741, ("project") affecting the burdened property; and,

WHEREAS as a condition of approval of the project, the City of Puyallup, a municipal corporation ("Grantee") has required that a non-exclusive easement be provided over a portion of the burdened property for access; and,

WHEREAS, Grantor intends to comply with the above-described condition of approval by creating the required easement on the burdened property.

NOW THEREFORE, Grantor, by this Covenant to the Grantee does hereby create, establish, declare and impose a non-exclusive easement, for the purpose of locating, designing, constructing, installing, inspecting, surveying, protecting, policing, maintaining, repairing, modifying, or otherwise changing access for ingress and egress. Said easement is more particularly described in Exhibit "B" and graphically indicated in Exhibit "C".

Grantor covenants to refrain from placing, locating, constructing, installing or maintaining landscaping, vegetation, buildings, structures, including, but not limited to fences, decks, sheds, patios, or other impediments, objects or tangible things in, on, under or above the surface of Easement Area unless the objects or things do not unreasonably interfere with Grantee's rights hereunder, and Grantor first obtains Grantee's consent, which shall not be unreasonably withheld.

The easements established herein shall run with the land and shall supersede that easement recorded under AFN 202012170856. Upon sale or conveyance in any manner of the burdened property described above, the Grantor covenants and agrees with the Grantee to include and establish the access easements which are the subject of this Declaration in any deed or other instrument of conveyance.

This Covenant of Easement shall be recorded in the office of the Pierce County Auditor. Upon recordation of this Covenant of Easement, the burdens of the easement shall be binding upon, and the benefits shall inure to, all successors in interest to the real property.

This Covenant of Easement shall not be modified or released without the prior approval of the Grantee in the manner required by applicable law.

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	20 N-	29	2	003	2/5
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

This instrument shall be governed by and construed in accordance with the laws of the State of Washington.

Dated this 17th day of August, 2023

Dated: 8/17/2023

Richard Farris

Richard Farris

Dated: 8/17/2023

Kathy L. Farris

Kathy L. Farris

Dated: 8/17/2023

DocuSigned by:
Hans Hunger

Grantee: City of Puyallup, Accepted by:
Hans Hunger, PE (City Engineer)

Dated: 8/14/2023

DocuSigned by:
Joseph N. Beck

Approved as to form:
Joseph N. Beck (City Attorney)

STATE OF Washington)
COUNTY OF Pierce)

-SS

I certify that I know or have satisfactory evidence that Richard Farris and Kathy L Farris are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the owners of said property to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

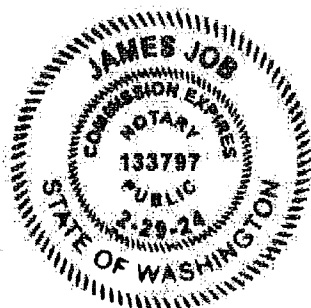
Dated: 8/17/23

James M. Job

Printed Name: James M. Job

Notary Public, State of WA

My appointment expires: 2-29-24



RANGE	TOWNSHIP	SECTION	QUARTER	003	3/5
04E-	20 N-	29	2		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

EXHIBIT "A"

DESCRIPTION OF PROPERTY

LOT 1 OF CITY OF PUYALLUP SHORT PLAT AMENDMENT P-18-0060,
AUDITOR'S FEE NUMBER 201902055001, RECORDS OF THE PIERCE COUNTY AUDITOR.

RANGE	TOWNSHIP	SECTION	QUARTER	003	4/5
04E-	20 N-	29	2		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

EXHIBIT "B"

DESCRIPTION OF EASEMENT

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, CITY OF PUYALLUP SHORT PLAT AMENDMENT P-18-0060, RECORDING NUMBER 201902055004, RECORDS OF THE PIERCE COUNTY AUDITOR, BEING ON THE NORTH MARGIN OF WEST STEWART

THENCE NORTH 00°43'36" EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1.04 FEET, TO THE NORTH LINE OF A ONE FOOT NO ACCESS EASEMENT PER SAID SHORT PLAT AMENDMENT, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°43'36" EAST, ALONG SAID EAST LINE, A DISTANCE OF 264.79 FEET;

THENCE SOUTH 10°33'55" WEST, A DISTANCE OF 19.24 FEET;

THENCE SOUTH 00°20'36" EAST, A DISTANCE OF 5.78 FEET;

THENCE NORTH 89°12'48" WEST, A DISTANCE OF 0.82 FEET;

THENCE SOUTH 00°43'36" WEST, A DISTANCE OF 238.96 FEET, TO THE NORTH LINE OF SAID ONE FOOT NO ACCESS EASEMENT;

THENCE SOUTH 74°07'01" EAST, ALONG THE NORTH LINE OF SAID NO ACCESS EASEMENT, A DISTANCE OF 4.14 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1008 SQUARE FEET, MORE OR LESS.

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	20 N-	29	2	003	5/5
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

