

**Excise Tax Exempt**

Pierce County, WA

07/08/2024 3:42 PM

Electronically Submitted

TBYE

202407080459

Electronically Recorded

Pierce County, WA TBYE

07/08/2024 3:42 PM

Pages: 5 Fee: \$307.50

After recording return to:

City Clerk  
City of Puyallup  
333 South Meridian  
Puyallup, WA 98371

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	19N-	10	1/4	049	1/5
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

**Document Title:** Easement

**Grantor:** Copperberry Condominiums, LLC

**Grantee:** City of Puyallup

**Abbreviated Legal Description:** Lot 18, Hartland

**Legal Description:** Complete legal description on Exhibit A

**Assessor's Property Tax Parcel or Account Number:** 4389000181

**Reference Numbers of Documents Assigned or Released:** N/A

## Easement

Grantor owns the real property that is designated as Grantor's Property and is legally described in Exhibit A, which is attached hereto and incorporated by this reference. For and in good and valuable consideration, Grantor hereby grants to Grantee City of Puyallup, a municipal corporation in the State of Washington, an Easement in the Easement Area of Grantor's Property, for the purposes identified herein. The Easement Area, which is a portion of the Grantor's Property, is also legally described in Exhibit A. Grantor's Property and the Easement Area are depicted in Exhibit B, which is attached hereto and incorporated by this reference. The Easement shall burden Grantor's Property and shall benefit Grantee.

**I. Purpose.** Grantee shall have the right to use the Easement Area for the purpose of locating, designing, constructing, installing, inspecting, surveying, protecting, policing, maintaining, repairing, modifying, or otherwise changing utilities, which include, but are not limited to, water, sewer, storm water, cable, telephone, electricity, gas, petroleum, fiber optics, or communications and any related facilities, appurtenances or elements. Grantee is further entitled to use the Easement Area for ingress and egress above, through, along and under the Easement Area and to engage in any other activity that is reasonably related to utilities.

The easement shall be commercial, and as such fully transferable. Grantee may

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freely divide and transfer the easement to another person or entity or more than one person or entity. Use of the easement by more than one person or entity shall not result in overuse or surcharge. The easement shall not terminate if abandoned. Rather, the easement shall terminate only upon Grantee's execution of an instrument that releases the easement to Grantor.

**2. Impediments.** 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. This covenant is an equitable covenant that touches and concerns Grantor's Property and shall run with the land.

**3. Successors.** This instrument shall bind the parties' successors and assigns, and whoever has possession of the Easement Area, or uses the Easement Area, in whole or in part, without regard to whether the possessor or user has title or has succeeded to the same estate or interest that Grantee has or had.

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

**5. Venue.** The venue for any action that arises from or out of this instrument shall be the Pierce County Superior Court.

*<Signature page to follow>*

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CopperBerry Condominiums, LLC

Dated: 6-28-2024

BY: [Signature]  
 William Riley  
 Member

City of Puyallup

Dated: 7/1/2024

DocuSigned by:  
 BY: Hans Hunger  
1D7EB0CED63645D...  
 Hans Hunger, PE  
 City Engineer

City of Puyallup

Dated: 6/28/2024

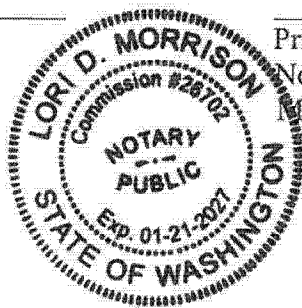
DocuSigned by:  
 BY: Joseph N Beck  
EF8B85DC2E5644B...  
 Joseph N. Beck  
 City Attorney

STATE OF WA )  
 )  
 COUNTY OF Pierce )

-SS

This record was acknowledged before me on 6-28-24 by William Riley as member of CopperBerry Condominiums, LLC.

Dated: 6-28-24



[Signature]  
 Printed Name: Lori D. Morrison  
 Notary Public, State of WA  
 My appointment expires: 1-21-27

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**Exhibit A**

**Grantor's Property**

Lot 18, Hartland, according to the Plat thereof recorded under Recording No. 8008200268, as amended by Declaration recorded under Recording No. 202311220214, records of Pierce County Washington.

**Easement Area**

The east 2 feet of the following legally described property:  
Lot 18, Hartland, according to the Plat thereof recorded under Recording No. 8008200268, as amended by Declaration recorded under Recording No. 202311220214, records of Pierce County Washington.

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