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AUDITOR, Pierce County, WASHINGTON

After Recording Mail to:

Gil Hulsmann
ABBEY ROAD GROUP LAND DEVELOPMENT SERVICES, LLC
2102 E Main, Suite 109
P.O. Box 1224
Puyallup, WA 98371

STORM DRAINAGE/OPEN SPACE/RECREATION/SETBACK REDUCTION/GRADING
EASEMENT

GRANTOR(S): (1) Christine Cozine
 (2) Reginald B. Nix
 (3) Dan A. Nix
 (4) Teresa Wingard
 (5) Tracy A. Nix
 (6) Shari T. Glos

GRANTEE: (1) East Town Crossing, LLC

Legal Descriptions (abbreviated): Section 36 Township 20 Range 04 Quarter 11: E ½ OF NE OF NE EXC RDS #4032296
Assessor's Tax Parcel Number: 0420351000
Commonly known as: 3304 E. Pioneer, Puyallup, Washington 98371

This easement supersedes, replaces, and extinguishes the rights and obligations with respect to the subject property as those set forth in that certain Easement.

THE GRANTORS, named above for good and valuable consideration and executed between the parties, do hereby grant and convey a perpetual and non-exclusive easement over and across the Nix property described below for the benefit of the Grantee described below and over and across portions of the property described below for the benefit of the Grantee property described below:

1. Nix Property. The record owner of the Nix Property is Christine Cozine, Reginald B. Nix, Dan A. Nix, Teresa Wingard, Tracy A. Nix, and Shari T. Glos which Nix Property is legally described as follows:

The East 19.60 acres of the Northeast quarter of the Northeast quarter of Section 35, Township 20 North, Range 4 East of the Willamette Meridian,

Also, beginning at the Southeast corner of the Southeast quarter of Section 26, Township 20 North, Range 4 East of the Willamette Meridian, West 10 chains, thence North to Northern

EXCISE TAX EXEMPT DATE 8/5/21
Pierce County

By  Auth. Sig.

Pacific Right of Way, Southeasterly along said right of way to East line of said Section 26, thence South to the beginning;




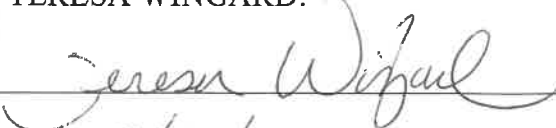
Less County Road being .34 acres, Pierce County and less West 20 feet.



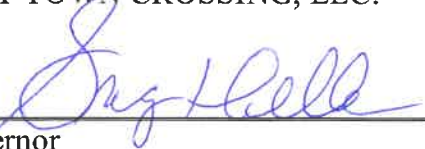
2. Description of Easement. Each party does hereby grant a non-exclusive easement for Storm Drainage / Open Space / Recreation / Setback Reduction / Grading over, under, and across that portion of their property as described herein ("Burdened Property") for the benefit of the other party's property as described herein ("Benefitted Property"), and the legal description of said easement area is legally described on Exhibits A and B attached to this Easement Agreement. This easement shall be limited on the property to be benefitted hereby and cannot be enlarged or expanded in any way.

3. Grantor's Use of Easement Area. The Grantors hereunder reserve the right to use the easement area for any purpose. Also, should the Grantors ever sell the property the Grantee has first right of refusal to purchase the property.

4. Indemnity. Each party does hereby agree to indemnify the other party from and against liability incurred by that party as a result of the other party's negligence in the exercise of the rights granted herein, and nothing herein shall require either party to indemnify the other for that portion of any liability attributable to the negligence of said party or the negligence of others.

5. Successors and Assigns. The parties herein shall have the right to assign, apportion, or transfer any of its rights, benefits, privileges and interests arising in and under this easement. Without limiting the generality of the foregoing, the rights and obligation of the parties shall inure to the benefit of and be binding upon their respective successors and assigns and the real properties described herein.

CHRISTINE COZINE: 	REGINALD B. NIX: 
Date: 7-20-21	Date: 7/20/21
DAN A. NIX 	TERESA WINGARD: 
Date: 08-02-2021	Date: 7/16/21

<p>TRACY A NIX:</p> 	<p>SHARI T. GLOS:</p> 
<p>Date: 7-21-21</p>	<p>Date: 7-16-21</p>
<p>EAST TOWN CROSSING, LLC:</p> <p>By:  _____</p> <p>Governor</p> <p>Date:</p>	

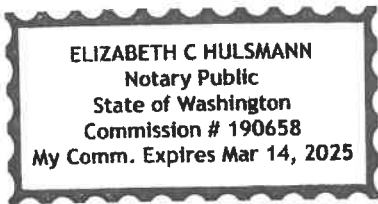
STATE OF WASHINGTON)

SS.

County of Pierce

I certify that I know or have satisfactory evidence that Christine D. Cozine and _____ are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 20th day of July, 2021



Elizabeth C. Hulsmann

Printed Name: Elizabeth C. Hulsmann
NOTARY PUBLIC in for the State of
Washington, residing at Puyallup, WA
My commission expires: 3/14/2025

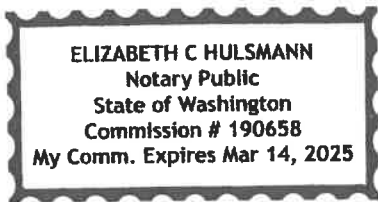
STATE OF WASHINGTON)

SS.

County of Pierce

I certify that I know or have satisfactory evidence that Reginald B. Nix and _____ are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 20th day of July, 2021



Elizabeth C. Hulsmann

Printed Name: Elizabeth C. Hulsmann
NOTARY PUBLIC in for the State of
Washington, residing at Puyallup, WA
My commission expires: 3/14/2025

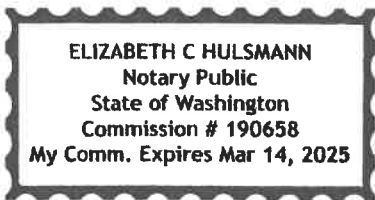
STATE OF WASHINGTON)

ss.

County of Pierce

I certify that I know or have satisfactory evidence that Dan A. Nix and _____ are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 2nd day of August 2021



Elizabeth C. Hulsmann

Printed Name: Elizabeth C. Hulsmann

NOTARY PUBLIC in for the State of

Washington, residing at Puyallup, WA

My commission expires: 3/14/2025

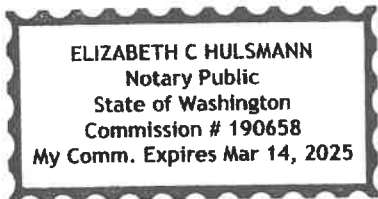
STATE OF WASHINGTON)

ss.

County of Pierce

I certify that I know or have satisfactory evidence that Teresa A. Wingard are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 16th day of July, 2021



Elizabeth C. Hulsmann

Printed Name: Elizabeth C. Hulsmann

NOTARY PUBLIC in for the State of

Washington, residing at Puyallup, WA

My commission expires: 3/14/2025

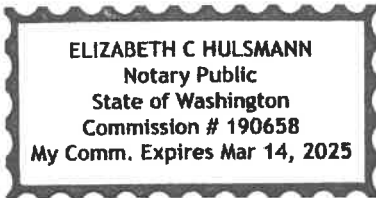
STATE OF WASHINGTON)

SS.

County of Pierce

I certify that I know or have satisfactory evidence that Tracy A. Nix and _____ are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 21st day of July 2021



Elizabeth C. Hulsmann

Printed Name: Elizabeth C. Hulsmann
NOTARY PUBLIC in for the State of
Washington, residing at Royallup, WA
My commission expires: 3/14/2025

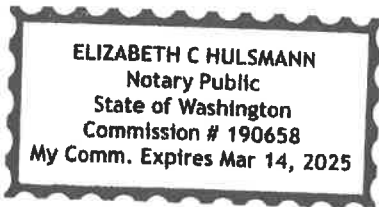
STATE OF WASHINGTON)

SS.

County of Pierce

I certify that I know or have satisfactory evidence that Shari T. Glos and _____ are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 16th day of July, 2021



Elizabeth C. Hulsmann

Printed Name: Elizabeth C. Hulsmann
NOTARY PUBLIC in for the State of
Washington, residing at Royallup, WA
My commission expires: 3/14/2025

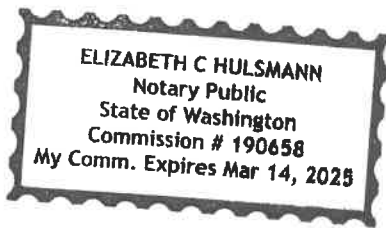
STATE OF WASHINGTON)

ss.

County of Pierce

I certify that I know or have satisfactory evidence that Gregory A. Helle and _____ are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 3rd day of August, 2021



Elizabeth C. Hulsmann

Printed Name: Elizabeth C. Hulsmann
NOTARY PUBLIC in for the State of
Washington, residing at Puyallup, WA
My commission expires: 3/14/2025

EXHIBIT A
STORM DRAINAGE / OPEN SPACE / RECREATION / SETBACK REDUCTION /
GRADING
EASEMENT LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 04 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 04 EAST, WILLAMETTE MERIDIAN;
THENCE ALONG THE EAST LINE OF SAID SECTION 35, NORTH 01°23'28" EAST, A DISTANCE OF 2703.87 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SECTION 35;
THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35, NORTH 88°32'35" WEST, A DISTANCE OF 670.50 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 35;
THENCE ALONG THE WEST LINE OF SAID EAST HALF, SOUTH 01°15'10" WEST, A DISTANCE OF 387.77 FEET, MORE OR LESS, TO INTERSECTION OF SAID WEST LINE WITH THE NORTHWESTERLY MARGIN OF THAT CERTAIN PIPELINE RIGHT OF WAY EASEMENT AS RECORDED UNDER PIERCE COUNTY AUDITORS FILE NUMBERS 1747308, 1757440 AND 1766009, BEING 75 FEET IN WIDTH;
THENCE ALONG SAID NORTHWESTERLY MARGIN, NORTH 35°10'34" EAST, A DISTANCE OF 168.90 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID NORTHWESTERLY MARGIN;
THENCE CONTINUING ALONG SAID NORTHWESTERLY MARGIN, NORTH 31°05'30" EAST, A DISTANCE OF 283.77 FEET, MORE OR LESS, TO THE NORTH LINE OF AFOREMENTIONED NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35;
THENCE ALONG SAID NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, NORTH 88°32'35" WEST, A DISTANCE OF 235.88 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 AND THE TERMINUS OF THIS LEGAL DESCRIPTION.

CONTAINING AN AREA OF 47448 SQUARE FEET, MORE OR LESS, 1.08 ACRES, MORE OR LESS.



05/28/2021

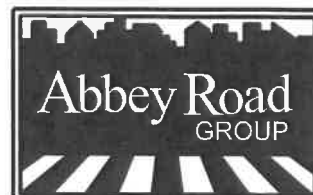


EXHIBIT B
STORM DRAINAGE / OPEN SPACE / RECREATION / SETBACK REDUCTION /
GRADING
EASEMENT EXHIBIT MAP

