

Return Address:

8015 SE 60TH St
Mercer Island, WA
98040

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document <u>must</u> be filled in)	
1. <u>Utility Easement</u>	2. _____
3. _____	4. _____
Reference Number(s) of Documents assigned or released: Additional reference #'s on page _____ of document	
Grantor(s) Exactly as name(s) appear on document	
1. <u>Laura Mulholland</u>	_____
2. _____	_____
Additional names on page _____ of document.	
Grantee(s) Exactly as name(s) appear on document	
1. <u>Vann and Jamie Lanz</u>	_____
2. _____	_____
Additional names on page _____ of document.	
Legal description (abbreviated: i.e. lot, block, plat or section, township, range)	
<u>Groveland Park Add Vac S 95 ft of 16-17-18 & S 95 ft of W 30 ft of 19 & Por Vac St Adj</u>	
Additional legal is on page <u>1</u> of document.	
Assessor's Property Tax Parcel/Account Number assigned <u>2948900081 + 2948900082</u>	<input type="checkbox"/> Assessor Tax # not yet
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	
"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."	
_____ Signature of Requesting Party	
Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements	

EXCISE TAX NOT REQUIRED
King Co. Records Division
By Helen Huang Deputy
Helen Huang

When Recorded, Return to:
Vann Lanz
8015 SE 60th St
Mercer Island, WA 98040

UTILITY EASEMENT

GRANTOR: Laura Mulholland
GRANTEE: Vann and Jamie Lanz
LEGAL DESCRIPTION: GROVELAND PARK ADD VAC S 95 FT OF 16-17-18 & S 95 FT OF
W 30 FT OF 19 & POR VAC ST ADJ
TAX ACCOUNT NOS. 2948900081 AND 2948900082

GRANTORS' PROPERTY:

PARCEL A (King County Assessor Parcel # 2948900081), 5616 80TH Avenue SE, Mercer Island, WA 98040 described as:

THE SOUTH 95 FEET OF LOTS 16, 17, 18 AND THE WEST 30 FEET OF THE SOUTH 95 FEET OF LOT 19, ALL IN VACATED BLOCK 7, GROVELAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 36, IN KING COUNTY, WASHINGTON;
TOGETHER WITH THE WEST 150 FEET OF THE NORTH ONE-HALF OF VACATED BENNETT STREET (NOW SOUTHEAST 57TH STREET) ADJOINING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

GRANTEES' PROPERTY:

PARCEL B (King County Assessor Parcel # 2948900082), 8020 SE 57th Street, Mercer Island, WA 98040 described as:

The land referred to is situated in the County of King, City of Mercer Island, State of Washington, and is described as follows:

THE SOUTHEAST 95 FEET OF THE EAST 10 FEET OF LOT 19, AND THE SOUTH 95 FEET OF LOTS 20, 21 AND 22, AND THE SOUTH 95 FEET OF THE WEST HALF OF LOT 23, BLOCK 7, GROVELAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH HALF OF VACATED BENNETT STREET (NOW 75TH STREET) ADJOINING;

AND TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THE SOUTH 15 FEET OF VACATED BENNETT STREET (NOW 75TH STREET).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

WITNESSETH:

That Grantor, Laura Mulholland, for and in consideration of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, hereby convey to the Grantees, Vann and Jamie Lanz, it successor and/ or assigns, the right, privilege and authority to put in a driveway, and have access for installation of utilities to include but not limited to gas, water, sewer, electric, storm drainage through a portion of the real property legally described above and commonly known as 5616 80TH Avenue SE, Mercer Island, WA 98040 (King County Assessor Parcel # 2948900081), said easement is legally described as follows:

THE SOUTH 15 FEET TO THE FOLLOWING DESCRIBED PARCEL OF LAND;

THE SOUTH 95 FEET OF LOTS 16, 17, 18 AND THE WEST 30 FEET OF THE SOUTH 95 FEET OF LOT 19, ALL IN VACATED BLOCK 7, GROVELAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 36, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE WEST 150 FEET OF THE NORTH ONE-HALF OF VACATED BENNETT STREET (NOW SOUTHEAST 57TH STREET) ADJOINING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

“Easement Area”; see attached, EXHIBIT A: ACCESS AND UTILITIES EASEMENT MAP.

Grantors shall not erect any structure over or within the Easement Area legally described above.

Grantees shall have the right, without prior notice to Grantors, to install, repair, reconstruct, operate and/or maintain Grantees' facilities within said easement, and to enter upon said real property without incurring any legal obligation or liability.

The Grantees agree that any existing improvements on said real property that may be disturbed or destroyed by Grantees' facilities or activities related to such facilities, will be replaced, repaired, or otherwise restored as reasonably practicable, to the pre-event condition by and at Grantees' expense.

The parties intend and agree on behalf of themselves and on behalf of their heirs, successors and assigns that this Agreement shall be a covenant running with the land and shall be binding upon all parties and their heirs, executors, administrators, successors, assigns, lessees, sub-lessees, tenants and sub-tenants.

GRANTOR

GRANTEE



Laura Mulholland



Vann Lanz

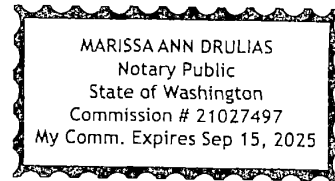
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Laura Mulholland who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument of said company.

SUBSCRIBED AND SWORN TO before me
This 9th day of ~~August~~ December 2024

Name: Marissa Drulias
NOTARY PUBLIC in and for the State of
Washington, residing at: Mercer Island, WA
My commission expires: 09/15/2025

Marissa Drulias



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Vann Lanz who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument of said company.

SUBSCRIBED AND SWORN TO before me
This 16th day of ~~August~~ December 2024

Name: Andrew Heimdahl
NOTARY PUBLIC in and for the State of
Washington, residing at: Mercer Island, WA
My commission expires: Sept 15, 2026

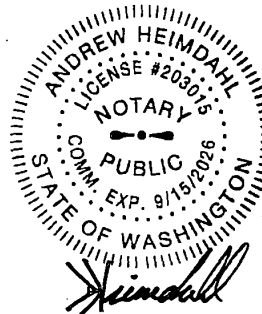


EXHIBIT A: ACCESS AND UTILITIES EASEMENT MAP

