

COVER SHEET

Return Address:

Lake Stevens Sewer District
1106 Vernon Road, Suite A
Lake Stevens, WA 98258

Document Title: **EASEMENT FOR COMMON SIDE SEWER**

Reference Numbers:

Grantor: _____

Grantee: _____

Legal Description:

Property Tax Account Numbers: _____

EASEMENT FOR COMMON SIDE SEWER

THIS EASEMENT is granted this _____ day of _____, 20____,
by and between _____
_____ hereinafter referred to as the "Grantee"
and _____
_____, hereinafter referred to as the "Grantor".

WITNESSETH;

WHEREAS, Grantor owns certain real property legally described in **Exhibit A** attached hereto and incorporated herein by this reference ("**Grantor's Property**").

WHEREAS, Grantee owns certain real property legally described in **Exhibit B** attached hereto and incorporated herein by this reference ("**Grantee's Property**").

That the Grantor; for valuable consideration and the covenants set forth herein, hereby grants a common side sewer easement with the following conditions:

1) The side sewer shall be constructed as follows: _____

_____.

2) There shall be an easement eight (8) feet wide for said sewer centered along the center line of the pipe, as constructed, for the use of said properties. The Easement is legally described and depicted on **Exhibits C-1** and **C-2**.

3) The cost of construction of said sewer shall be borne by the Grantee.

4) The cost of maintenance, repair or reconstruction of that portion of the sewer used in common shall be borne equally; owners of any lower parcel shall not be responsible for any portion of the said side sewer above their connection that is not used by their property; and when necessary to maintain, repair or reconstruct the side sewer, the Grantor and/or Grantee shall have a right of entry on other's property for that purpose; provided, however, any such entry shall be conducted in the least intrusive manner reasonably practicable and the premises shall be restored to pre-entry conditions after the entry is concluded.

5) If any structure or portion of a structure is constructed on, over or otherwise encroaches upon the Easement, and must be disassembled or demolished for either the Grantor or Grantee to gain access to the common sewer; the cost of demolition and restoration shall be borne by the party having encroached upon the common sewer easement.

6) This Easement shall provide mutual side sewer lines and shall release and hold the Lake Stevens Sewer District harmless from installation of separate side sewer lines and maintenance, repair or reconstruction of said common side sewer lines.

7) This Easement shall touch, concern and be a covenant running with the land and shall be binding on the successors, heirs and assigns of both parties hereto.

GRANTOR(s): _____

STATE OF WASHINGTON

ss.

COUNTY OF SNOHOMISH

On this day personally appeared before me _____
and _____ me known to be the
_____ signed the same as _____ free and voluntary act
and deed for the uses and purposes therein mentioned.

Subscribed and sworn to me by _____ and _____
on this _____ day of _____, 20 _____.

Notary Public in and for the State of Washington.
(printed)

Residing at: _____

My commission expires: _____