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LUELLA HENRY
SKAGIT COUNTY CLERK

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RECORDED
REQUEST OF

DECLARATION OF EASEMENTS, COVENANTS AND
ROAD MAINTENANCE AGREEMENT

8109140012

THIS DECLARATION OF EASEMENTS, COVENANTS AND ROAD
MAINTENANCE AGREEMENT is made this 17th day of September, 1981
by PARK LANE RESOURCES, INC., a Washington corporation.

W I T N E S S E T H :

Recitals:

a) That PARK LANE RESOURCES, INC. is the owner of that
certain real property within the East half of Section 32 and
the West half of Section 33, Township 36 North, Range 4 East
of W.M., Skagit County, Washington, which property is more particu-
larly shown on that certain survey as performed by George H.
Raper & Associates dated July 18, 1981, certificate No. 9947.

b) That PARK LANE RESOURCES, INC. desires to set forth
the rights, restrictions, easements and covenants that pertain
to the real property as shown in the above referred to survey
and said real property is hereby subject to the rights, restric-
tions, easements and covenants contained herein.

1. Grant of Easement.

PARK LANE RESOURCES, INC. does hereby make, grant,
convey and reserve unto itself a utility and roadway easement
over, across, under or above that certain sixty (60) foot parcel
of real property more particularly described in Exhibit "A" at-
tached hereto and by this reference incorporated herein. Said
easement shall be for ingress, egress and road right-of-way pur-
poses together with a utility easement for the installation of
water, sewer or gas mains; power or telephone lines and storm
sewer as the case may be, which access and utility easements
shall be for the exclusive use and benefit of that real property
particularly shown on the survey and survey map referred to here-
in, which real property is now owned by or in the name of PARK
LANE RESOURCES, INC.

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George Raper
Box 1697, Blaine, WA 98230

2. Second Grant of Easement.

PARK LANE RESOURCES, INC. and HIDDEN MEADOWS PROPERTY OWNERS, a Washington nonprofit corporation, hereby grant, convey and reserve for their own use and benefit an easement for ingress, egress and road right-of-way purposes together with a utility easement for water and sewer mains, gas, storm sewer and power or telephone lines as the case may be over, across, under or above that certain real property described as follows:

That portion of Tract "A" (Park Ridge Lane, a private road) Westerly of the Southwest corner of Lot No. 2 in the Plat of Hidden Meadows to the point where said Tract "A" intersects Prairie Road as shown on the Plat of Hidden Meadows recorded under Skagit County Auditor's File No. 8107070003, Volume 5 of Plats, page 92. Skagit County, Washington.

3. Road Maintenance Agreement.

PARK LANE RESOURCES, INC. hereby establishes and provides that all of the property set forth, described and shown in the above referred to survey now owned or in the name of PARK LANE RESOURCES, INC. shall be subject to this road maintenance agreement and all subsequent owners, successors or assigns shall take said real property or portion thereof subject to this road maintenance agreement. That PARK LANE RESOURCES, INC. and each of the subsequent owners, assigns or successors in interest in any portion of the above referred to real property shall proportionately share in the cost and expense of maintaining and repairing in good condition the road right-of-way over and across the easements described herein. The proportionate share of each property owner shall be established by dividing the number of property owners purchasing or holding title to any portion of the above referred to real property into the cost of maintenance or repair.

A majority of the property owners shall determine annually, or more frequently as may be necessary, the extent of repairs and maintenance as shall be required, and a majority of said property owners shall determine the extent of said repairs and maintenance to be accomplished. It is understood that the maintenance and repair of said roads is for the benefit of all property owners and the property of any such owner failing to pay its proportionate share as provided herein shall be subject to a lien and assessment for the proportionate share of said cost; and any other property owner paying the share of a property

failing to pay the same shall be entitled to a lien against said property which may be foreclosed in the manner provided for foreclosure of mechanic's liens.

Likewise, the property owners agree to share the cost of maintenance and repair of that portion of road in Tract "A" described in paragraph 3. herein with the owners of property in Hidden Meadows Subdivision, and the proportionate share of each property owner shall likewise be based upon the total number of said property owners including owners of parcels or lots in Hidden Meadows Subdivision.

4. Covenants.

The easements and agreements contained herein shall be binding upon the parties herein and their successors and assigns and shall be construed as covenants running with the land.

DATED this 11th day of September, 1981.

PARK LANE RESOURCES, INC.,
a Washington Corporation:

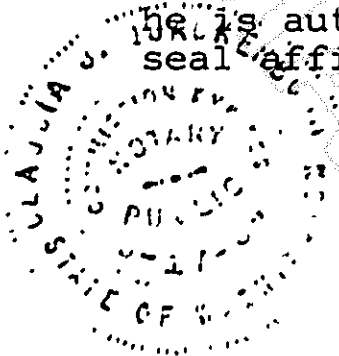
By Robert A. Sutton
Robert A. Sutton, President

HIDDEN MEADOWS PROPERTY OWNERS,
a Washington Nonprofit Corporation:

By Robert A. Sutton
Robert A. Sutton, President

STATE OF WASHINGTON)
) ss.
County of Whatcom)

On this 11th day of September, 1981, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared ROBERT A. SUTTON to me known to be the President of PARK LANE RESOURCES, INC., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.



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WITNESS my hand and official seal hereto affixed the
day and year above written.

Claudia J. Quackenbush
NOTARY PUBLIC in and for the
State of Washington, residing
at Ferrisdale

STATE OF WASHINGTON)
County of Whatcom) ss.

On this 11th day of September, 1981, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared ROBERT A. SUTTON to me known to be the President of HIDDEN MEADOWS PROPERTY OWNERS, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the
day and year above written.

Claudia J. Quackenbush
NOTARY PUBLIC in and for the
State of Washington, residing
at Ferrisdale

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EXHIBIT "A"

Legal description, 60 foot easement

A 60 foot easement for ingress, egress and utilities in the East half of Section 32, Township 36 North, Range 4 East of the Willamette Meridian, Skagit County, Washington, the centerline of which is more particularly described as follows:

Beginning at the southwest corner of Lot 2 Plat of Hidden Meadows 5 Acre Tracts, as recorded under Skagit County Auditor's File No. 8107070003; Thence N 87°42'23" W along the Northerly line of Tract A (Park Ridge Lane) as per said Plat of Hidden Meadows for a distance of 30.03 feet; Thence N 01°31'33" E parallel with and 30.00 feet from the West line of said Lot 2 for a distance of 102.88 feet; Thence continuing parallel with and 30.00 feet from the West line of said Lot 2 through a curve to the left having a radius of 303.16 feet and a central angle of 35°31'33"; Thence continuing parallel with and 30.00 feet from the West line of said Lot 2 through a curve to the right having a radius of 410.00 feet and a central angle of 72°00'00"; Thence N 38°00'00" E parallel with and 30.00 feet from the West line of said Lot 2 for a distance of 365.87 feet; Thence through a curve to the left having a radius of 455.23 feet and a central angle of 36°28'27" to an intersection with the East line of the Northwest Quarter of the Southeast Quarter of said Section 32; Thence N 01°31'33" E along said East line for a distance of 476.49 feet to the Southeast corner of the West half of the Northeast Quarter of said Section 32; Thence N 00°43'36" E along the East line of the West half of the Northeast Quarter of said Section 32 for a distance of 2532.26 feet to the Northeast corner of said West half, said point being the terminus of this centerline description.

Together with an easement for ingress, egress and utilities across the North 60.00 feet of the Northeast Quarter of the Southeast Quarter of said Section 32.

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