Many Coker 19638 Snowden In Mt Vernon Wa 98074

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SKAGIT COUNTY AUDITOR

99 JUN -9 P2:26

REQUEST. OF _____FILED____

Return to:

Skagit Surveyors & Engineers

806 Metcalf Street

Sedro-Woolley, WA 98284 Phone: (360) 856-2121 9906090073

COVER SHEET

NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION

GRANTORS: NORM COKER and MARY COKER, husband and wife; WILLIAM P.

STROBAUGH and SHERI STROBAUGH, husband and wife; BRUCE W.

KENNEY and MARIAN KENNEY, husband and wife.

GRANTEE: OWNERS AND FUTURE OWNERS OF LOTS 2, 3, and 4, SHORT PLAT No.

96-0024 AND UTILITY COMPANIES AS DESCRIBED IN THE ATTACHED

DOCUMENT.

LEGAL DESCRIPTION

A sixty (60) foot wide roadway easement with a forty-five (45) foot radius cul-de-sac easement for ingress, egress, and utilities to Lots 1, 2, 3, and 4 as shown on Short Plat No. 96-0024 in the West half of the Southwest quarter of the Northeast quarter of the Northeast quarter of Section 20, Township 33 North, Range 4 East, W.M.

ASSESSOR'S PROPERTY TAX PARCEL NUMBER: P16987, P16963
ASSESSOR'S PROPERTY TAX ACCOUNT NUMBER: 330420-1-026-0001
330420-1-009-0002

SKAGIT COUNTY WASHINGTON

JUN 9 - 1999

Skegit Co. Treasurer

By

Deporter

9906060073

BK2002PG0558

NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION

THIS DECLARATION made and entered into this _____ day of March, 1999, by; NORM COKER and MARY COKER, husband and wife, WILLIAM P. STROBAUGH and SHERI L. STROBAUGH, husband and wife, and BRUCE W. KENNEY and MARIAN KENNEY, husband and wife, as owners of the following described land, situated in Skagit County, Washington:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., EXCEPT THE NORTH 115 FEET THEREOF, AND EXXCEPT CONWAY HILL ROAD.

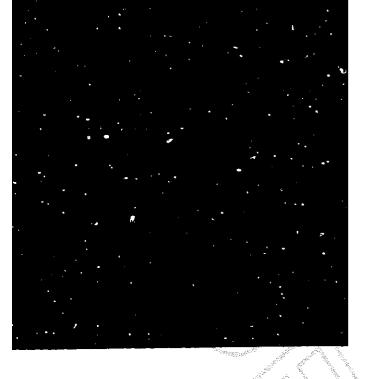
THE DECLARANTS under this Declaration do hereby establish of record a Non-Exclusive Easement for ingress, egress, and utilities over, under, and through a sixty (60) foot wide strip of land and a forty-five (45) foot radius Cul-De-Sac in a portion of the above described property for the benefit of the owners and future owners of Lots 2, 3, and 4 of Skagit County Short Plat number 96-0024, recorded in Volume 14 of Short Plats at Page 25, Records of Skagit County, Washington, Skagit County Auditor's File No. 9905180115.

SAID easement is more specifically described as follows:

A sixty (60) foot wide roadway easement with a forty-five (45) foot radius cul-de-sac easement for ingress, egress, and utilities to Lots 2, 3, and 4 as shown on the above described Short Plat No. 96-0024.

MAINTENANCE OF ABOVE DESCRIBED EASEMENT shall be at the expense of the future owners of aforesaid Lots 2, 3, and 4.

MAINTENANCE defined herein shall mean the equal requirement of said future owners of said Lots 2, 3, and 4 to share said labor and cost to maintain said roadway easement in a good workmanlike manner.



FURTHER, THE DECLARANTS under this declaration further acknowledge and grant the prerpetual easement for installation of utilities, and specifically these rights to, but not limited to, Public Utility Distict No. 1 of Skagit County, Puget Sound Power & light Company, General Telephone Company, Country Cable, and further any successors and assigns of said companies the right to enter in, cross under, through and over described easement roadway to provided utility services to all said Short Plat 96-0024 and any further division and refinements thereof.

BY Non lahu	Mary Coker
Norm Coker	Mary Coker C
won-Pather	Shi L. Sterlen
William P. Strobargh	Sheri L. Strobaugh
Brues Henney	- Marian Kenney
Bruce W. Kenney	Marian Kenney
STATE OF WASHINGTON)) SS. COUNTY OF SKA GUT	
ON THIS 9 day of June	_, 1999, before me, the undersigned, a
Notary Public in for the State of Washington	on, duly commissioned and sworn, personally
known to me now and/or proved to me of person or persons whose names are Normal	cknowledged it to be (his/her) free and short & state Kenne entioned in the instrument. By the state of the s
WITNESS my hand and official seal heret	o affixed the day and year first above written.

9906090073

NOTARY PUBLIC in and for the State of Washington

residing at Burlingten

Dated this 9 day of June 1999

BK2002PG0560