

Mary Coker
19638 Snowden Ln
Mt Vernon Wa 98574

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KATHY HILL
SKAGIT COUNTY AUDITOR

99 JUN -9 P2:26

RECORDED _____ FILED _____
REQUEST OF _____

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} ~~WILLIAM~~ 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
Real Estate Excise Tax

JUN 9 - 1999

Amount Paid \$
Skagit Co. Treasurer
By *mw* Dep. *mw*

9906090073

BK2002PG0558

**NON-EXCLUSIVE EASEMENT
AND
MAINTENANCE DECLARATION**

THIS DECLARATION made and entered into this 9 day of ~~March~~^{June}, 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.

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FURTHER, THE DECLARANTS under this declaration further acknowledge and grant the perpetual easement for installation of utilities, and specifically these rights to, but not limited to, Public Utility District 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.

Dated this 9 day of June, 1999

BY Norm Coker
Norm Coker

Mary Coker
Mary Coker

William P. Strobaugh
William P. Strobaugh

Sheri L. Strobaugh
Sheri L. Strobaugh

Bruce W. Kenney
Bruce W. Kenney

Marian Kenney
Marian Kenney

STATE OF WASHINGTON)

) SS.

COUNTY OF Skagit

ON THIS 9 day of June, 1999, before me, the undersigned, a Notary Public in for the State of Washington, duly commissioned and sworn, personally known to me now and/or proved to me on the basis of satisfactory evidence to be the person or persons whose names are NORM COKER & MARY COKER / William P Strobaugh & Sheri L. Strobaugh subscribed to the within instrument, and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument. Bruce W. Kenney & Marian Kenney

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

Baran L. Thorsen
NOTARY PUBLIC in and for the State of Washington

residing at Burlington

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