

Kandy Munske

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Kathy Hill, Skagit County Auditor  
8/12/1999 Page 1 of 4 10:20:45AM

After recording return document to:

Karen Gaudry  
c/o 6810 40th N.E.  
Seattle, WA 98115

Document Title: Non-Exclusive Easement & Maintenance Declaration

Reference No. of Related Document: Short Plat No. 99-0011

Grantors: Karen Gaudry, Erna Munske & Caroline Khurana

Additional Grantors:

Grantee: Owners, Successors & Assigns of Lots 1 & 2, Short Plat 99-0011.

Additional Grantees on Page of Document.

Abbreviated Legal Description: E 1/2 of the SE 1/4 of the NW 1/4, Section 11, Township 35 North, Range 4 East, W.M.

Assessor's Tax/Parcel Number: P#36189

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

AUG 12 1999

**NON-EXCLUSIVE EASEMENT  
AND  
MAINTENANCE DECLARATION**

Amount Paid by  
Skagit Co. Treasurer  
By Deputy

THIS DECLARATION, made and entered into this 28 day of July  
by KAREN GAUDRY, CAROLINE KHURANA and ERNA MUNSKE, c/o 6810 40th N.E., Seattle,  
WA 98115, as Owners of the following described respective parcels, situate in Skagit  
County, Washington;

**Gaudry Parcel:**

The East Half of the Southeast Quarter of the Northwest Quarter of Section 11,  
Township 35 North, Range 4 East, W.M., situate in the County of Skagit, State  
of Washington.

**Munske Parcel:**

Lots 1, 2, 3 and 4 of Short Plat No. 97-0003, Approved on May 12, 1998 and recorded on May 13, 1998 in Book 13 of Short Plats, at Pages 124 and 125, under Auditor's File No. 9805130062, in Section 11, Township 35 North, Range 4 East, W.M., Skagit County, Washington.

**Khurana Parcel:**

Lots 1, 2 and 3 of Short Plat No. 97-0051, approved on March 11, 1999 and recorded on March 18, 1999 in Book 14 of Short Plats, at Pages 8 and 9 under Auditor's File No. 9903180008, in Section 11, Township 35 North, Range 4 East, W.M., Skagit County, Washington.

THE DECLARANT under this declaration does 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 in the above-described property, for the benefit of the owner and future owners of Lots 1 and 2, situated within Skagit County Short Plat Number 99-0011, recorded in Volume \_\_\_\_\_ of Short Plats at page \_\_\_\_\_ records of Skagit County, Washington, Skagit County Auditor's File No. 199908120038 Declarants further provide that this property access is perpetual and SUBJECT TO the right of Declarants to dedicate the roadway to Skagit County as a public County road, all at the exclusive option of Declarants or their successors owning a majority of the Lots.

SAID AND DESCRIBED roadway easement is more specifically described as follows:

AN EASEMENT OF VARYING WIDTHS FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: (SAID WIDTHS ARE INDICATED ON SHORT PLAT NUMBER 97-0003.)

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, LYING 30 FEET WESTERLY OF THE NORTH ONE-QUARTER CORNER OF SECTION 11; THENCE SOUTH 0°35'39" WEST, PARALLEL AND 30 FEET WESTERLY OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11, A DISTANCE OF 268.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS POINT BEARING NORTH 89°24'21" WEST AT A DISTANCE OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 119.24 FEET THROUGH A CENTRAL ANGLE OF 68°19'18" ; THENCE SOUTH 68°54'57" WEST A DISTANCE OF 23.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS POINT BEARING SOUTH 21°05'03" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH AN ARC DISTANCE OF 63.00 FEET THROUGH A CENTRAL ANGLE OF 48°07'39"; THENCE SOUTH 20°47'18" WEST, A DISTANCE OF 52.41 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS POINT BEARING NORTH 69°12'42" WEST AT A DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 34.74 FEET THROUGH A CENTRAL ANGLE OF 39°48'46"; THENCE SOUTH 60°36'04" WEST A DISTANCE OF 71.22 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS POINT BEARING NORTH 29°23'56" WEST AT A DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 28.57 FEET THROUGH A CENTRAL ANGLE OF 32°44'31"; THENCE NORTH 86°39'25" WEST A DISTANCE OF 18.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS POINT BEARING SOUTH 3°20'35" WEST AT A DISTANCE OF 75.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 122.89 FEET THROUGH A CENTRAL ANGLE OF 93°52'44"; THENCE SOUTH 0°32'09" EAST A DISTANCE OF 109.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS POINT BEARING NORTH 89°27'51" EAST AT A DISTANCE OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 47.84 FEET THROUGH

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A CENTRAL ANGLE OF 54°49'16"; THENCE SOUTH 55°21'26" EAST A DISTANCE OF 371.21 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS POINT BEARING SOUTH 34°38'34" WEST AT A DISTANCE OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 48.83 FEET THROUGH A CENTRAL ANGLE OF 55°57'05"; THENCE SOUTH 0°35'39" WEST PARALLEL TO AND 30.00 FEET WESTERLY OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11, A DISTANCE OF 301.12 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE CONTINUING SOUTH 0°35'39" WEST, A DISTANCE OF 653 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11.

TOGETHER WITH A CIRCULAR PARCEL FOR CUL-DE-SAC HAVING A RADIUS OF 45' WITH A RADIUS POINT LYING 45 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND LYING 30 FEET WEST OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11.

EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED APRIL 29, 1924 AND RECORDED UNDER AUDITOR'S FILE NO. 177328, IN VOLUME 133 OF DEEDS, PAGE 537, RECORDS OF SKAGIT COUNTY, WASHINGTON.

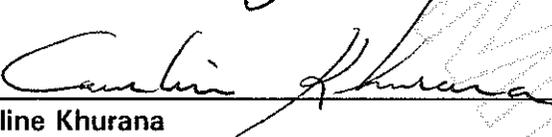
MAINTENANCE OF THE ABOVE DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of Lots 1, 2 and 3 of Short Plat No. 97-0051 and Lots 1, 2, 3 and 4 of Short Plat No. 97-0003 and Lots 1 and 2 of Short Plat #99-0011.

"MAINTENANCE" as used herein shall mean the equal requirement of said Lot owners and their successors in ownership to share the labor and cost to maintain the roadway easement in a good and workmanlike manner and, so long as Declarants own one or more of the Lots, to the pleasure of the Declarants herein.

FURTHER, THE DECLARANTS, under this declaration acknowledge and grant a perpetual easement for installation of utilities and for all reasonable utility maintenance and servicing requirements, including the right to enter in, cross under, through and over the described easement roadway to provide utility services to each owner of a property within Short Plat 99-0011, and any division or refinement thereof, and Declarants specifically grant these rights to, but not limited to, Puget Sound Energy, General Telephone Company, Cable TV and any successors and assigns of said companies.

DATED this 28 day of July, 1999.

  
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Karen Gaudry

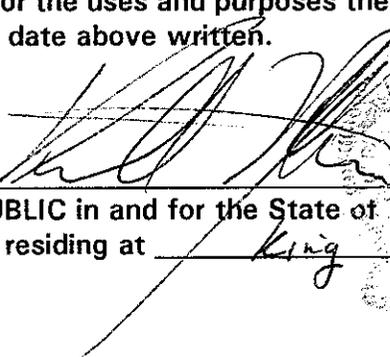
  
\_\_\_\_\_  
Caroline Khurana

  
\_\_\_\_\_  
Erna Munske

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STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF King )

On this 28 day of July, before me, a Notary Public, personally appeared **KAREN GAUDRY, ERNA MUNSKÉ** and **CAROLINE KHURANA**, known to me to be the persons whose names are subscribed to on this instrument, and acknowledged that they executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal as of the date above written.

  
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NOTARY PUBLIC in and for the State of  
Washington residing at King County.

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Kathy Hill, Skagit County Auditor  
8/12/1999 Page 4 of 4 10:20:45AM