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Kathy Hill, Skagit County Auditor
199910220077



COVER SHEET

Return to: Skagit Surveyors & Engineers
806 Metcalf Street
Sedro-Woolley, WA 98284
Phone: (360) 855-2121
FAX: (360) 855-1658

ROAD MAINTENANCE DECLARATION

Grantors, Alan E. Hovenden and Geraldine Hovenden, husband and wife, Stephen A
Crandall and Holly K. Crandall, husband and wife, Brooke Van De Brake and Charlotte
Van De Brake, husband and wife, and Kirsten Seward, do hereby establish a record for
the maintenance of the road described in the following document.

LEGAL DESCRIPTION:

The West 60 feet of the northeast quarter of the southeast quarter of Section 29,
Township 33 North, Range 4 East, W.M.; AND the South 60 feet of the southeast
quarter of the northeast quarter of Section 29, Township 33 North, Range 4 East, W.M.,
EXCEPT the East 200 feet thereof, all as described in Statutory Warranty Deed
recorded under Auditor's File Number 9703050030.

ASSESSOR'S PROPERTY TAX PARCEL NUMBER: P17445

ASSESSOR'S PROPERTY TAX ACCOUNT NUMBER: 330429-1-003-04

NON-EXCLUSIVE EASEMENT
AND
MAINTENANCE DECLARATION

THIS DECLARATION made and entered into this 7th day of September 1999, by Alan Hovenden, Geraldine Hovenden, Steven Crandall, Holly Crandall, Kristen Seward, Brook Van De Brake, Charlotte Van De Brake, of Skagit County Washington (hereinafter "Declarants"), as owners of the following described land, situated in Skagit County, Washington:

That portion of the southeast quarter of the northeast quarter and of the northeast quarter of the southeast quarter of Section 29, Township 33 North, Range 4 East, W.M. shown on the map of Skagit County Short Plat Number 97-0043.

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-foot (60') wide strip of land, for the benefit of the owners and future owners of Lots 1 through 4 Skagit County Short Plat Number 97-0043 recorded in Volume 19990220076 of short plats at page , records of Skagit County, Washington, Skagit County Auditor's file 19990220076 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:

60-foot right-of-way and 90-foot diameter cul de sac for access and utilities beginning at the southwest property line and extending east as shown on Short Plat Number 97-0043 recorded in Volume of short plats at page , records of Skagit County, Washington, Skagit County Auditor's file 19990220076

MAINTENANCE OF THE ABOVE-DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of Lots 1 through 4.



"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, and Declarants specifically grant these rights to, but not limited to, Puget Sound Power & Light Company, General Telephone Company, Country Cable, and any successors and assigns of said companies.

DATED the 19 day of Oct, 1999

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

OCT 22 1999

Amount Paid \$
Skagit County Treasurer
By: mw Deputy

Alan E Hovenden
Alan E Hovenden

Geraldine Hovenden
Geraldine Hovenden

Stephen A Crandall

Holly K Crandall

Kristen Seward

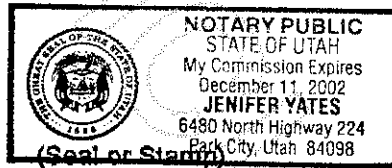


Brooke Van De Brake

Charlotte Van De Brake

State of Washington
County of Summit

I certify that I know or have satisfactory evidence that Stephen Crandall is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentions in the instrument.



Dated 9/28/99

Signature Jenifer Yates

Title Teller

My appointment expires Dec 11, 2002

State of Washington
County of _____

I certify that I know or have satisfactory evidence that ALAN E HOVENDEN is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentions in the instrument.

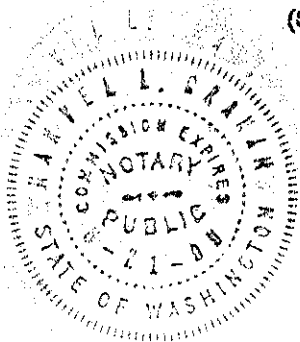
(Seal or Stamp)

Dated 10/22/99

Signature Charles L. Graham

Title Notary Public

My appointment expires 8/21/00



"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, and Declarants specifically grant these rights to, but not limited to, Puget Sound Power & Light Company, General Telephone Company, Country Cable, and any successors and assigns of said companies.

DATED the _____ day of _____, 19__.

Alan E Hovenden
Alan E Hovenden

Geraldine Hovenden
Geraldine Hovenden

Stephen A Crandall
Stephen A Crandall

Holly K Crandall
Holly K Crandall

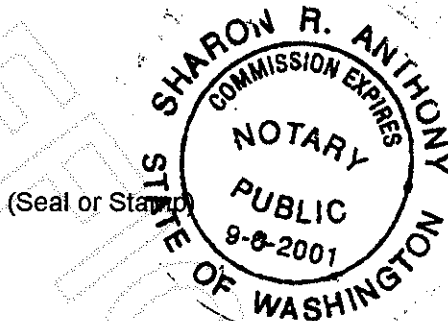
Kirsten Seward
Kirsten Seward
Kirsten



199910220077

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Glan E. Hovenden is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentions in the instrument.



Dated 11-19-99

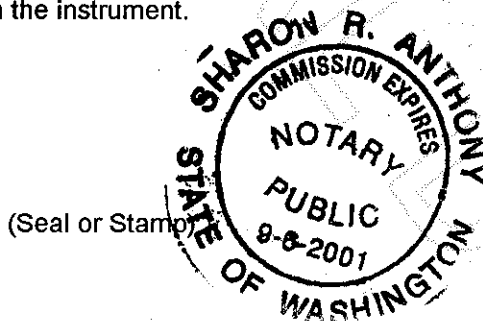
Sharon R. Anthony
Signature

Notary
Title

My appointment expires 9-6-2001

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Geraldine Hovenden is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentions in the instrument.



Dated 11-19-99

Sharon R. Anthony
Signature

Notary
Title

My appointment expires 9-6-2001

State of Washington
County of _____

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentions in the instrument.

(Seal or Stamp)

Dated _____

Signature _____

Title _____

My appointment expires _____



199910220077

Kathy Hill, Skagit County Auditor

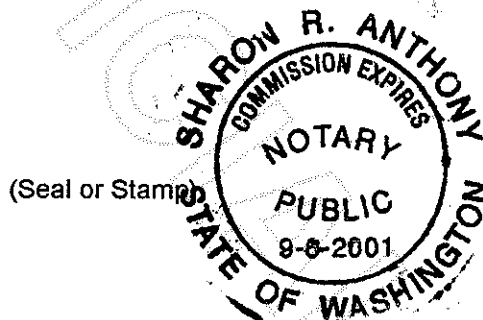
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Brooke Van De Brake
Brooke Van De Brake

Charlotte Van De Brake
Charlotte Van De Brake

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Brooke Van De Brake is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentions in the instrument.



Dated 11-19-99

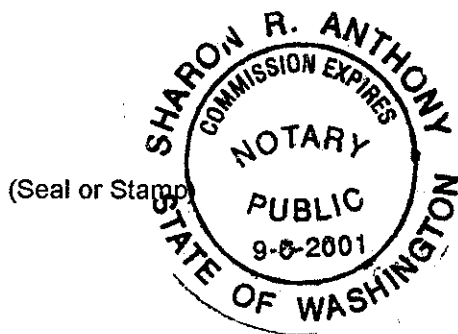
Sharon R. Anthony
Signature

Notary
Title

My appointment expires 9-6-2001

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Charlotte Van De Brake is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentions in the instrument.



Dated 11-19-99

Sharon R. Anthony
Signature

Notary
Title

My appointment expires 9-6-2001



199910220077

Kathy Hill, Skagit County Auditor

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