



199910280105

Kathy Hill, Skagit County Auditor

10/28/1999 Page 1 of 3 3:50:05PM

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

COVER SHEET

ROAD MAINTENANCE AGREEMENT

Grantor, Mary Coker and Norm Coker, do hereby grant, convey, and warrant to the Grantee, Mary Coker and Norm Coker, the NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION described on the following page.

LEGAL DESCRIPTION:

Lot 3, Short Plat No. 93-011, approved October 19, 1993, recorded October 20, 1993 in Book 11 of Short Plats, pages 3 and 4 under Auditor's File No. 9310200068 and being a portion of the South half of Section 20, Township 33 North, Range 4 East, W.M.

ASSESSOR'S PROPERTY TAX PARCEL NUMBER: P 17021  
ASSESSOR'S PROPERTY TAX ACCOUNT NUMBER: 330420-4-006-0009

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

OCT 28 1999

Amount Paid \$  
Skagit County Treasurer  
By: Deputy

NON-EXCLUSIVE EASEMENT  
AND  
MAINTENANCE DECLARATION

THIS DECLARATION made and entered into this 28<sup>th</sup> day of October 1999; by Mary Coker and Norm Coker of 19638 Snowden Lane Mount Vernon, Washington (hereinafter "Declarants"), as owners of the following described land, situated in Skagit County, Washington:

See attached Legal Description (Exhibit A)


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 A, B, and C situated within Skagit County Short Plat Number 99-0016 recorded in Volume      of short plats at page     , records of Skagit County, Washington, Skagit County Auditor's file 19991028 0103. 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 as shown on Short Plat Number 99-0016 recorded in Volume      of short plats at page     , records of Skagit County, Washington, Skagit County Auditor's file 19991028 0103.

MAINTENANCE OF THE ABOVE-DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of Lots A, B and C.

"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.

  
199910280105  
Kathy Hill, Skagit County Auditor  
10/28/1999 Page 2 of 3 3:50:05PM

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.

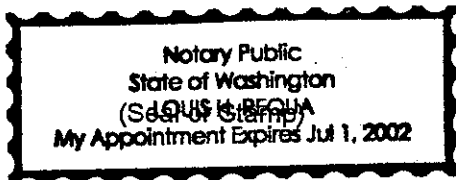
DATED the 15 day of OCT, 1999

Mary Coker  
Mary Coker

Norm Coker  
Norm Coker

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Mary & Norm Coker #2 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 Oct 15, 1999

Fair H. Payer  
Signature

Notary  
Title

My appointment expires July 1, 2002



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