



199912030064

Kathy Hill, Skagit County Auditor

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Larry & Kathleen Hurn
42984 Challenger Rd
Concrete WA 98237

Non-Exclusive Easement and Maintenance Declaration

Grantor: Larry & Kathleen Hurn

Grantee: Public

Property Legal Description: The East ½ of Government Lot 3, Section 3, Township 34 North, Range 9 East, W.M.
TOGETHER WITH the South sixty (60) feet of the Southwest Quarter of the Southeast Quarter of Section 34, Township 35 North, Range 9 East, W.M., lying South of the Concrete-Sauk Valley Road.
ALSO TOGETHER WITH the South sixty (60) feet of the East 363.56 feet of the Southeast Quarter of the Southwest Quarter of Section 34, Township 35 North, Range 9 East, W.M.

Tax #: 350934-4-003-0009 and 340903-0-003-0005

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

DEC - 3 1999

Amount Paid \$
Skagit Co. Treasurer
By Deputy

aw

**NON-EXCLUSIVE EASEMENT
AND
MAINTENANCE DECLARATION**

THIS DECLARATION made and entered into this 15th day of January 1999,
by Larry & Kathleen Hurn of Concrete, WA (hereinafter "Declarants"), as owners of
the following described land, situated in Skagit County, Washington:

RECEIVED
Skagit County

JAN 18 1999

See attached Legal Description (Exhibit A)

Planning/Permit Ctr.

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 SP 96-0052 & Lots 4 through 5 Plat of WRC Estates, recorded in Volume ___
of plats/short plats at page___, records of Skagit County, Washington, Skagit County
Auditor's file _____. 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' Roadway Easement and 45' Radius Cul de Sac Easement for ingress and
egress and utilities.

MAINTENANCE OF THE ABOVE-DESCRIBED EASEMENT (including labor and
expenses) shall be shared equally among the owners of Short Plat #96-0052 Lots 1
through 4 and Lots 4 through 5 Plat of WRC Estates.



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"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 Energy, General Telephone Company, Country Cable, and any successors and assigns of said companies.

DATED the 15th day of January, 1999.

Larry Hurn
Larry Hurn

Kathleen Hurn
Kathleen Hurn

State of Washington, County of Skagit

I certify that I know or have satisfactory evidence that Larry & Kathleen Hurn is the person(s) 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 mentioned in the instrument.

Dated January 15, 1999

[Signature]
Signature

Notary Public
Title

My appointment expires 3-9-2000

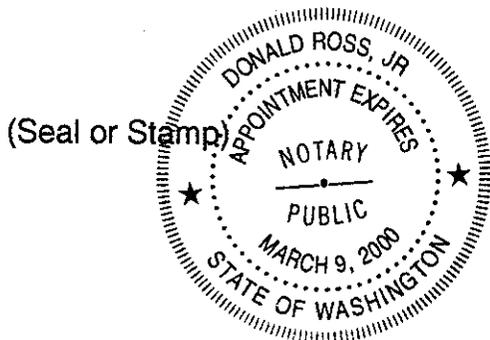


EXHIBIT A

SP 96-0052-THE EAST 1/2 OF GOVERNMENT LOT 3, SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 EAST, W.M., TOGETHER WITH THE SOUTH SIXTY (60) FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 9 EAST W.M., LYING SOUTH OF THE CONCRETE SAUK VALLEY RD. ALSO TOGETHER WITH THE SOUTH SIXTY (60) FEET OF THE EAST 363.56 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M.



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