



199912160091

Kathy Hill, Skagit County Auditor

12/16/1995 Page 1 of 3 2:13:46PM

After Recording, Return To:  
James Cook  
26135 Minkler Rd.  
Sedro-Woolley, WA 98284

**DOCUMENT TITLE:**

**GRANTORS:**

**ABBREVIATED LEGAL DESC.:**

**TAX PARCEL NOS.:**

**EASEMENT AND MAINTENANCE DECLARATION**

**COOK, JAMES, A. and COOK, TERRI E.**

a. Lots 3 and 4, Skagit County Short Plat No. 91-104

b. Lots 1 and 2, Skagit County Short Plat No. 91-107

a. Lot 3 - 350809-4-003-0300 ~~Lot 4 - 350809-4-003-~~

b. Lot 4 - 350809-4-003-0400

Lot 1 - 350809-0-004-0206

Lot 2 - 350809-0-004-0404

**NON-EXCLUSIVE EASEMENT  
AND MAINTENANCE DECLARATION**

THIS DECLARATION is made and entered into this 15<sup>th</sup> day of December 1999, by JAMES A. COOK and TERRI E. COOK, husband and wife, as owners of the following described real property situate in Skagit County, Washington:

Lots 3 and 4 of Skagit County Short Plat No. 91-104, filed in Volume 11 of Short Plats at page 129,

And,

Lots 1 and 2 of Skagit County Short Plat No. 91-071 filed in Volume 11 of Short Plats at page 59.

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 90 foot diameter cul-de-sac in the above described real property, for the benefit of the owner and future owners of the above described lots. Declarants further provide that this property access is perpetual and SUBJECT TO the right of the Declarants to dedicate the roadway to Skagit County as a public county road, all at the exclusive option of Declarants or their successors in interest.

SAID ROADWAY AND UTILITY EASEMENT is more specifically described as set forth in the attached EXHIBIT "A", which is incorporated herein by this reference.

MAINTENANCE of the attached described easement (including labor and materials) shall be shared equally among the owners of the above described parcels of real property.

"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 lot within the above described real property and any division or refinement thereof, and Declarants specifically grant these rights to, but not limited to, Puget Sound Energy, General Telephone Company, PUD #1, and any successors and assigns of said companies.

Dated this 15 day of Dec, 99.

James A. Cook

JAMES A. COOK

Terri E. Cook

TERRI E. COOK

STATE OF WASHINGTON )

COUNTY OF SKAGIT )

SKAGIT COUNTY WASHINGTON  
Real Estate Equalizer Tax

DEC 16 1999

Amount Paid \$ 0  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that JAMES A. COOK and TERRI E. COOK signed this instrument, on oath stated that they were authorized to execute this instrument and acknowledged it as the said instrument to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

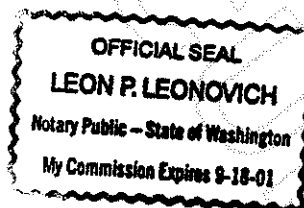
DATED this 16<sup>th</sup> day of December, 1999.

Leon P. Leonovich

NOTARY PUBLIC in and for the State of Washington, residing at: 9/18/01

Print Name: Leon P. Leonovich

My appointment expires: 9/18/01





806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

EXHIBIT "A"

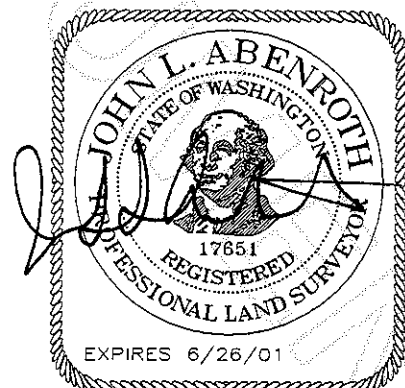
LEGAL DESCRIPTION  
FOR  
JIM COOK  
OF  
A PRIVATE ROAD EASEMENT

October 11, 1999

A non-exclusive easement 60 feet wide with a 90 foot diameter cul-de-sac for ingress, egress and utilities, over, under and through Lots 3 and 4, Short Plat No. 91-104 recorded in Volume 11 of Short Plats at Page 129 and over, under and through Lot 1, Short Plat No. 91-071 recorded in Volume 11 of Short Plats at page 59, the centerline of which is described as follows:

Commencing at the intersection of the north line of said Lot 3 with the east line of Logsdon Lane; thence  $S00^{\circ}27'59''W$  along said east line, a distance of 30.04 feet to the initial point of this centerline description; thence  $N87^{\circ}27'46''E$ , a distance of 303.02 feet to the point of curvature of a curve to the right having a radius of 50 feet; thence along said curve through a central angle of  $55^{\circ}40'31''$  and an arc length of 48.59 feet to the point of tangency; thence  $S36^{\circ}51'43''E$ , a distance of 188.89 to a point on the south line of said Lot 4, the center of the above described cul-de-sac and the terminal point of this centerline description.

Situated in Skagit County, Washington.



11/3/99



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