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200101240103

, Skagit County Auditor

1/24/2001 Page 1 of 4 3:36:32PM

DOCUMENT TITLE(S) (list all titles contained in document);

1. ROAD MAINTENANCE AGREEMENT

2.

ISLAND TITLE CO.

B16898 ✓

QB2066

BC4312

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

1.

2.

[ ] ADDITIONAL REFERENCE NUMBERS ON PAGE \_\_\_\_\_ OF DOCUMENT.

GRANTOR(S) (Last name, first name and initials):

1. WALLS, VICTOR G.

2. WALLS, JENNIFER M.

3.

4.

1.

**ACCOMMODATION RECORDING**

2.

3.

4.

Island Title Company has placed this document for recording as a customer courtesy and accepts no liability for its accuracy or validity

[ ] ADDITIONAL NAMES ON PAGE \_\_\_\_\_ OF DOCUMENT.

GRANTEE(S) (Last name, first name and initials):

1. HORNBECK, CHARLES W.

2. HORNBECK, MINNA

3.

4.

1.

2.

3.

4.

[ ] ADDITIONAL NAMES ON PAGE \_\_\_\_\_ OF DOCUMENT.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range):

Portion of North Half of Southwest Quarter of the Northeast Quarter of Section 10, Township 35 North, Range 7 East of the Willamette Meridian as more fully described in Exhibit "A" which is attached hereto.

[ ] ADDITIONAL LEGAL(S) ON PAGE 2 OF DOCUMENT.

Tract 2 of SP No. 91-020, South Half of the SW NE, Section 10, Township 35 North, Range 7 East of the Willamette Meridian as described in Exhibit

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

350710-0-011-0023 P42357

350710-1-003-0400 P99233

[ ] TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE \_\_\_\_\_ OF DOCUMENT.

"B"

**ROAD MAINTENANCE AGREEMENT**

WHEREAS, VICTOR G. WALLS AND JENNIFER M. WALLS, ARE THE OWNERS OF THE PROPERTY DESCRIBED IN AN ATTACHED LEGAL.

(See Exhibit "B")

AND, WHEREAS, CHARLES W. HORNBECK AND MINNA HORNBECK, ARE THE OWNERS OF THE PROPERTY ALSO DESCRIBED IN AN ATTACHED LEGAL. (See Exhibit "A")

AND WHEREAS, THE ABOVE PROPERTIES ARE SERVICED BY A ROAD, SHOWN ON THE ATTACHED PLAT, WHICH IS USED FOR INGRESS, EGRESS AND UTILITIES.

NOW, THEREFORE, THE ABOVE DESCRIBED OWNERS, FOR MUTUAL BENEFIT, DO AGREE AND COVENANT TO THE FOLLOWING MAINTENANCE AGREEMENT.

ALL MAINTENANCE, REPAIR, IMPROVEMENT AND/OR REBUILDING OF SAID ROAD SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE OWNERS AND/OR CONTRACT PURCHASERS OF THE PROPERTY HAVING EQUAL ACCESS THEREFORE AND THEIR SUCCESSORS, HEIRS AND/OR ASSIGNS AND SHALL BE SHARED EQUALLY BY THE OWNERS OF EACH PARCEL.

IT IS ALSO AGREED THAT SAID ROAD SHALL BE MAINTAINED AND KEPT IN A CONDITION THAT ALLOWS ADEQUATE AUTOMOTIVE TRAVEL BY THOSE WHO HAVE LEGAL ACCESS THERETO AND THEREFORE.

THIS AGREEMENT IS BINDING UPON THE PRESENT OWNER(S), THEIR HEIRS, SUCCESSORS AND/OR ASSIGNS AND IS INTENDED TO RUN PERPETUAL WITH THE LAND.

DATED AND SIGNED THIS 13<sup>th</sup> DAY OF October 2000

Victor G. Walls

Jennifer M. Walls

Charles W. Hornbeck

Minna M. Hornbeck



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EXHIBIT 'A'

That portion of the North Half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 35 North, Range 7 East of the Willamette Meridian, lying West of a line which commences 360 feet West of the Northeast corner of the above described subdivision and extends South 24° East to the intersection with the South line of the above described subdivision;

EXCEPT all that portion of the North Half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 35 North, Range 7 East of the Willamette Meridian, lying East of the following described line:

Beginning at the Southeast corner of the above described subdivision;  
Thence North 88°08'37" West along the South line of said subdivision, a distance of 344.16 feet to the true point of beginning;  
Thence North 08°07'45" East, a distance of 232.89 feet to the point of curvature of a 17° curve to the right;  
Thence following said 17° curve to the right, a distance of 252.81 feet to a point on the West line of that certain tract of land conveyed to Jack Graham by deed dated January 15, 1965, and recorded January 21, 1965, under Auditor's File No. 661227, records of Skagit County, Washington;

AND EXCEPT that portion lying East of CCC Road, now called Baker Lake Road, as it existed on October 9, 2000.

Situated in Skagit County, Washington.



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EXHIBIT 'B'

Tract 2 of Short Plat No. 91-020, located in the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 35 North, Range 7 East, W.M., approved May 14, 1991 and recorded in Volume 9 of Short Plats, page 361, under Auditor's File No. 9105200009, records of Skagit County, Washington; EXCEPT any portion thereof lying within right of way for CCC Road.

Situated in Skagit County, Washington.



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