



200106190069

, Skagit County Auditor

6/19/2001 Page 1 of 5 11:44:15AM

Document Title:

Easement

Reference Number :

Grantor(s):

☐ additional grantor names on page ____

1. Shepherd, Charles W

2. Shepherd, Jeanette

Thomas, Edmond M

Grantee(s):

☐ additional grantee names on page ____

1. Cheffet Stephen D.

2. Cheffet, Linda D.

Abbreviated legal description:

☐ full legal on page(s) ____

Lot 2 SP 51-76 28-34-4

lots 1, 3-4 SP 51-75

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P 28054

EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the Grantors, CHARLES W. SHEPHERD and JEANETTE SHEPHERD, husband and wife, and EDMOND M. THOMAS, hereby grant and convey to the Grantees, STEPHEN D. CHEFFET and LINDA D. CHEFFET, husband and wife, owners of Lot 2, Short Plat 51-76, Section 28, Township 34 North, Range 4 EWM, Skagit County, Washington, their successors and assigns, the right, privilege and authority to construct, improve, repair and maintain the East 60 feet of Tract 1, Short Plat 51-75, Section 28, Township 34 North, Range 4 EWM, Skagit County, Washington, across, over and upon the East 60 feet of the following land, located in Skagit County, State of Washington, to-wit:

Winter — A nonexclusive easement for ingress, egress and utilities over and across that portion of the East 60 feet of Tract of Revised Short Plat No. 51-75, approved March 29, 1976 and recorded April 6, 1976 under Auditor's File No. 832830, in Volume 1 of Short Plats, page 117, records of Skagit County, Washington (being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 28, Township 34 North, Range 4 East W.M.), which lies North of the South line of Tract 2 of Short Plat No. (51-76,) approved November 8, 1976 and recorded November 9, 1976 under Auditor's File No. 815716, in Volume 1 of Short Plats, page 196, records of Skagit County, Washington.

The Grantors shall make no use of the land occupied by said owners of Lot 2, Short Plat 51-76, Section 28, Township 34 North, Range 4 EWM, Skagit County, Washington, except for ingress, egress and utility purposes over the above mentioned East 60 feet of Tract 1, Short Plat (51-75.) *Thomas*

In exercising the rights herein granted, the Grantees, their successors and assigns, may pass and repass over said East 60 feet of Tract 1, Short Plat 51-75, and may cut and remove brush, trees and other obstructions which in the opinion of the Grantees interferes with ingress and egress and utility purposes over and across the above mentioned Tract 1.

The covenants herein contained shall run with the land and are binding upon all subsequent owners thereof.

IN WITNESS WHEREOF, the said Grantors have executed this instrument this 26 day of April, 1982.

Charles W. Shepherd
Charles W. Shepherd

Jeanette Shepherd
Jeanette Shepherd

Edmond M. Thomas
Edmond M. Thomas



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ATTACHMENT TO EASEMENT

This easement is subject to:

1. That the owners of Tract 2 of Short Plat 51-76 shall bear the cost of improving the existing road over the East 60 feet of Tract 1, Short Plat 51-75. Such improvements shall be regrading existing road and ditching for drainage. Running surface of said road shall be 20 feet in width and be surfaced with four inches (4") of gravel and then finished with two inches (2") of crushed rock. Said owners of Tract 2 of Short Plat 51-76 also agree that electrical service across the above mentioned tract shall be underground.

2. Easement user shall enter into a road maintenance agreement with other lot owners serviced by the above mentioned road (See separate document).

3. Improvements set forth in paragraph 1 shall be completed within one year from date, otherwise said easement shall be null and void.

Initials: Charles W. Shepherd
Initials: Jeanette Shepherd
Initials: Edmond M. Thomas

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUN 19 2001

Amount Paid \$
Skagit Co. Treasurer
By Deputy



200106190069
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
County of Snohomish)

On this day personally appeared before me CHARLES W. SHEPHERD and JEANETTE SHEPHERD, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23rd day of April, 1982.

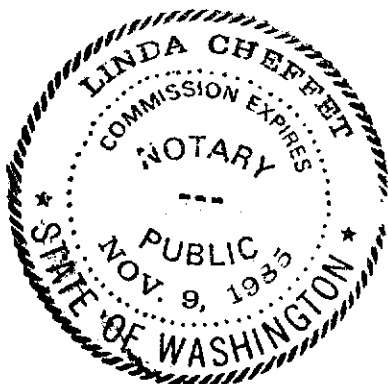
Charles W. Shepherd
Notary Public in and for the State
of Washington, residing at Seattle.

STATE OF WASHINGTON)
) ss.
County of SKAGIT)

On this day personally appeared before me EDMOND M. THOMAS, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26 day of April, 1982.

Edmond M. Thomas
Notary Public in and for the State
of Washington, residing at Port Blaney



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MAINTENANCE AGREEMENT

In regard to the road easement as shown on Short Plat 51-75 recorded February 6, 1976, under Auditor's File No. 832830, in Volume 1, page 117, Skagit County, Washington, covering Lots 1, 2, 3 and 4, it is agreed as follows:

A) For consideration of a nonexclusive easement over and across the East 60 feet of Tract 1, Short Plat 51-75, the owner(s) of Tract 2, Short Plat 51-76, Auditor's File No. 815716 in Volume 1 of Short Plats, page 196, records of Skagit County, Washington, will improve the existing road per easement agreement on file.

B) While lot owner(s) of Tract 2, Short Plat 51-76 is the only present regular user of the road across the East 60 feet of Tract 1, Short Plat 51-75 by virtue of his constructing a home on the property, he will be solely responsible for the maintenance and upkeep of the road across the East 60 feet of Tract 1, Short Plat 51-75.

C) At such time as the owner or owners of Lots 1, 2, 3 or 4 of Short Plat 51-75 begin to use the road by virtue of taking up residence on their individual property, then they would participate equally in the maintenance, upkeep and additional improvements, if any, of the road across the East 60 feet of Tract 1, Short Plat 51-75, with the owners of Lot 2, Short Plat 51-76.

Owner:
Lots 3 and 4, Short Plat 51-75

Janet M. Shepherd
Janette Shepherd

Dated: April 23, 1982

Purchaser-Owner:
Lot 1, Short Plat 51-75

Edmund M. Thomas

Dated: 4/26/82

Owner-seller:
Lot 1, Short Plat 51-75

Janet M. Shepherd
Janette Shepherd

Dated: April 23, 1982

Owner:
Lot 2, Short Plat 51-76

Stephen J. Chaffet
Frank Chaffet

Dated: 4-26-82

Owner:
Lot 2, Short Plat 51-75

John T. Payne
Gill Payne

Dated: 4-25-82



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