



200108290064

Skagit County Auditor

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Cover Sheet

Return to:

Skagit Surveyors & Engineers
806 Metcalf St.
Sedro-Woolley, WA 98284
Phone: (360) 855-2121

Document Title: NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION

Grantors: David Piper, R.B. Van Limited Partnership, Coast Investment, Gunderson Trust, R.B. Van L.P.

Grantees: Owners and future owners of Lot 1 and Lot 2 of Skagit County Short Plat #PL01-0363.

Legal Description: Lot 1 and Lot 2 of Skagit County Short Plat #PL01-0363.

Assessor Parcel/Tax I.D. Number: P24676, P24677, P24680.

SKAGIT COUNTY WASHINGTON

Real Estate Excise Tax

AUG 28 2001

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

**NON-EXCLUSIVE EASEMENT
AND
MAINTENANCE DECLARATION**

THIS DECLARATION made and entered into this 29 day August, 2001, by David Piper, and by Lew Plummer as Attorney in Fact for; Robert D. Vandenburg - General Partner of R.B. Van Limited Partnership, Robert Denburgh - President of Coast Investment, Robert Donald Vandenburg - Trustee of Gunderson Trust, and Robert Donald Vandenburg - Agent of R.B. Van L. P., of Skagit County (hereinafter "Declarants"), as owners of the following described land, situated in Skagit County, Washington:

Lots 1 and 2 of Short Plat #PL01-0363.

THE DECLARANTS under this declaration do hereby establish of record a Non-Exclusive Easement for ingress, egress and utilities over, under and through a thirty-foot (30') wide strip of land, for the benefit of the owners and future owners of Lots 1 and Lot 2, situated within Skagit County Short Plat No. PL01-0363. Recorded under Skagit County Auditor's file 200108290066, records of Skagit County, Washington. Declarants further provide that this property access is perpetual.



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SAID AND DESCRIBED roadway easement is more specifically described as follows: That certain thirty-foot wide strip of land as shown on Short Plat PL01-0363 as "30' wide easement for ingress, egress, and utilities from Lot 1 to Lot 2"

MAINTENANCE OF THE ABOVE-DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of Lots 1 and Lot 2.

"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 roadway to provide utility services to each owner of a property within Short Plat No. PL01-0363 and any division or refinement thereof, and Declarants specifically grant to, but not limited to, Puget Sound Power & Light Company, General Telephone Company, County Cable, and any successors and assigns of said companies.

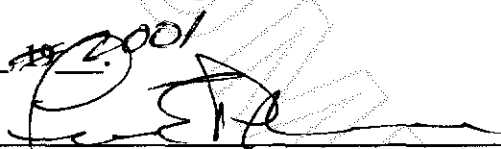
DATED the

16

day of

August

19 2001


Lew Plummer as Attorney in Fact for;

Robert D. Vandenburg - General Partner of R.B. Van Limited Partnership, Robert Denburgh - President of Coast Investment, Robert Donald Vandenburg - Trustee of Gunderson Trust, and Robert Donald Vandenburg - Agent of R.B. Van L. P.


David Piper

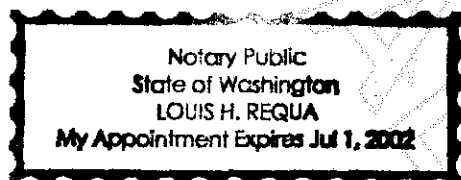


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STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On this 16 day of August, 2001, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Lew Plummer, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as Attorney in Fact for; Robert D. Vandenburg - General Partner of R.B. Van Limited Partnership, Robert Denburgh - President of Coast Investment, Robert Donald Vandenburg - Trustee of Gunderson Trust, and Robert Donald Vandenburg - Agent of R.B. Van L. P., to be the free and voluntary act of said parties for the uses and purposes mentioned herein,

WITNESS my hand and official seal hereto affixed the day and year above written,

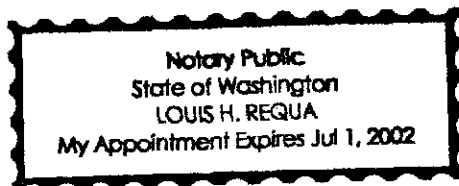


Louis H. Regua
Notary Public in and for the State of
Washington residing at: Scot Valley
My commission expires: July, 2002

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On this 17 day of August, 2001, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David Piper, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as the free and voluntary act and deed for the uses and purposes mentioned herein,

WITNESS my hand and official seal hereto affixed the day and year above written,



Louis H. Regua
Notary Public in and for the State of
Washington residing at: Scot Valley
My commission expires: July 1, 2002



UNOFFICIAL DOCUMENT

