



200203010142

Skagit County Auditor

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Return Address:

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\_\_\_\_\_

LAND TITLE COMPANY OF SKAGIT COUNTY

P-100221-E

Document Title(s) (or transactions contained therein):

1. USE AND MAINTENANCE AGREEMENT
- 2.

Reference Number(s) of Documents assigned or released:

on page of \_\_\_\_\_ of document

Grantor(s) (Last name, First, Middle Initial)

1. Richard P Austin, <sup>+</sup>Gretchen Austin, Daavid Magnuson, Karen magnuson  
Karen Williams, Irene Tribou, Sharon Robbins, James Danforth
2. David Hughes , leslie Hughes
- 3.
4. \_\_\_\_\_ Additional names on page \_\_\_\_\_ of document.

Grantee(s) (Last name, First, Middle Initial)

1. NA
- 2.
- 3.
4. \_\_\_\_\_ Additional names on page \_\_\_\_\_ of document.

Legal description: (Lot, block, plat name, section-township-range)

ptn Lot 3 and 4 in 19-34-5

\_\_\_\_\_ Additional legal is on page \_\_\_\_\_ of document.

Assessor's Property Tax Parcel Account Number(s):

P 106204

USE AND MAINTENANCE AGREEMENT  
OF PRIVATE ROADWAY

THIS AGREEMENT made and entered into this 27<sup>th</sup> day of February, 2002; by and between the undersigned property owners.

WITNESSETH:

WHEREAS, the affected parties have interest or usage in a common roadway from Gunderson Ridge Lane to their property in Skagit County, Washington, said roadway being described as follows:

A 60 foot wide non-exclusive easement for access and utilities as delineated over and across those portions of Lots 1, 2, and 3 of that certain survey recorded May 8, 1985, under Auditor's File No. 8505080016 in Volume 6 of Surveys, page 38, records of Skagit County, Washington; said premises being a portion of Government Lot 3 and 4 of Section 19, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

WHEREAS these parties desire to declare the use of said property for a common roadway to their properties and their heirs, successors, and assign, and to make provision for the maintenance of said property as a common roadway on behalf of themselves, their heirs, successors and assign, now therefore.

THE SIGNATORIES hereto do hereby declare that said above described property be and the same hereby is a common roadway for the mutual use of the parties hereto and their heirs, successors and assigns to their ownership in property abutting the aforesaid roadway.

IT IS FURTHER hereby declared that the parties, their heirs, successors and assign in ownership of the property abutting the above-described property shall jointly provide for the maintenance of said property as a common roadway to their properties. It is agreed between the parties hereto that any improvement of the roadway described herein, other than gravel, must be by unanimous vote.

Dated February 27<sup>th</sup>, 2002

Richard P. Austin II  
Richard P. Austin II

Gretchen A. Austin  
Gretchen A. Austin

David Magnuson  
Gusman / Magnuson Trust

Karen Magnuson  
Karen Magnuson  
Gusman / Magnuson Trust

Karen D. Williams  
Karen D. Williams

Irene A. Tribou  
Irene A. Tribou

Sharon E. Robbins  
Sharon E. Robbins

James R. Danforth  
James R. Danforth

David L. Hughes  
David L. Hughes

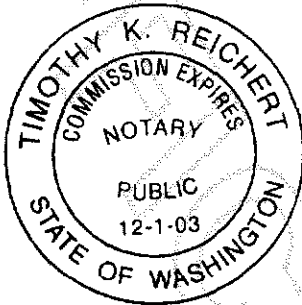
Leslie Hughes  
Leslie Hughes



STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that DAVID MAGNUSON and KAREN MAGNUSON, GUSMAN / MAGNUSON TRUST, are the persons who appeared before me, and said persons acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 1ST day of MARCH, 2002



*Timothy K Reichert*

Notary Public in and for the State  
of Washington, residing at

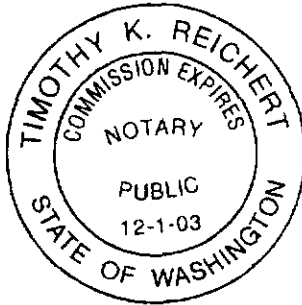
BURLINGTON WA.

My commission expires: 12-1-03

STATE OF WASHINGTON )  
 ) ss.  
SKAGIT COUNTY )

I certify that I know or have satisfactory evidence that SHARON E. ROBBINS, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 27TH day of FEBRUARY, 2002



*Timothy K Reichert*

Notary Public in and for the State  
of Washington, residing at

BURLINGTON, WA.

My commission expires: 12-1-03



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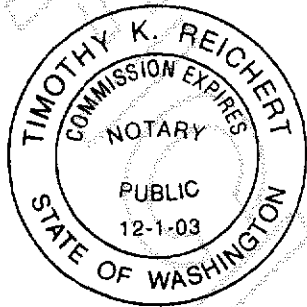
Skagit County Auditor

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STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that DAVID L. HUGHES and  
LESLIE HUGHES, husband and wife, are the persons who appeared before me, and said persons  
acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for  
the uses and purposes mentioned in the instrument.

DATED this 28<sup>th</sup> day of FEBRUARY, 2002



*Timothy K. Reichert*  
Notary Public in and for the State  
of Washington, residing at  
BURLINGTON WA.  
My commission expires: 12-1-03



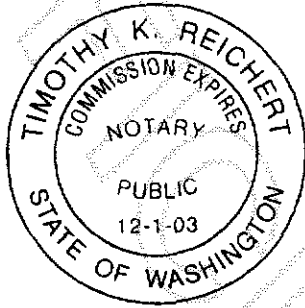
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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that RICHARD P. AUSTIN and GRETCHEN A. AUSTIN, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 27<sup>TH</sup> day of FEBRUARY, 2002

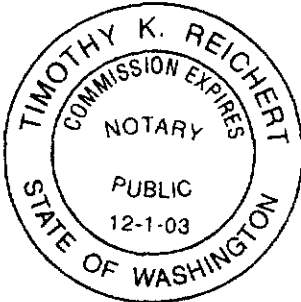


*Timothy K Reichert*  
Notary Public in and for the State  
of Washington, residing at  
BURLINGTON, WA.  
My commission expires: 12-1-03

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that JAMES R. DANFORTH, is the person who appeared before me, and said persons acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 27<sup>TH</sup> day of FEBRUARY, 2002



*Timothy K Reichert*  
Notary Public in and for the State  
of Washington, residing at  
BURLINGTON, WA.  
My commission expires: 12-1-03



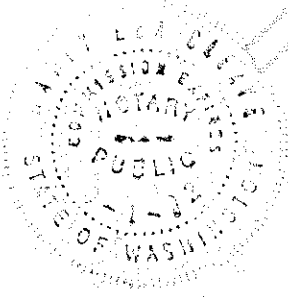
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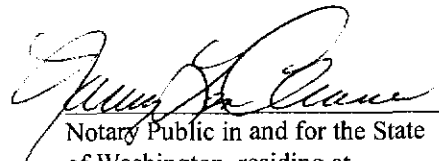
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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that KAREN D. WILLIAMS, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 27th day of February, 2002

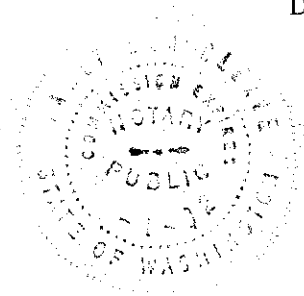


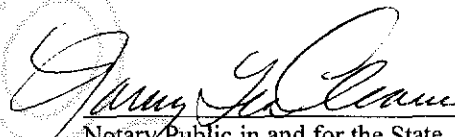
  
Notary Public in and for the State  
of Washington, residing at  
Mount Vernon  
My commission expires: 9-1-02

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that IRENE A. TRIBOU, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 27th day of February, 2002



  
Notary Public in and for the State  
of Washington, residing at  
Mount Vernon  
My commission expires: 9-1-02



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