



200204160052

Skagit County Auditor

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Return to: Skagit Surveyors & Engineers
806 Metcalf Street
Sedro-Woolley, WA 98284
Phone: (360) 855-2121

COVER SHEET
ROAD MAINTENANCE AGREEMENT

GRANTOR: Richard C. Spink & Ann Larson Spink

GRANTEE: Current & Future Owners, Heirs & Assigns Lots 2 & 3 SP97-0036

LEGAL DESCRIPTION

That portion of the following described tract lying Easterly of Colony Road:

The North 1/2 by area of the following described tract:

The Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 36 North, Range 4 East, W.M., EXCEPT road AND EXCEPT the West 700 feet of the East 720 feet of the North 440 feet of said Northwest 1/4 of the Northeast 1/4, AND ALSO EXCEPT that portion deeded to Skagit County for road by deed recorded September 28, 1964, under Auditor's File No. 656409.

AND ALSO the entire portion of the South 20 feet of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 36 North, Range 4 East, W.M., lying West of County road as established on October 13, 1915, ALSO that portion of the South 20 feet of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 36 North, Range 4 East, W.M., lying East of the Great Northern Railway right of way.

EXCEPTING from all of the property above described, that portion conveyed to the State of Washington by deeds filed May 10, 1962 and April 17, 1967, under Auditor's File Nos. 621365 and 697553.

ASSESSOR'S PROPERTY TAX PARCEL NUMBER: P49412, P49396, P49417, P49008

**NON-EXCLUSIVE EASEMENT
AND
MAINTENANCE DECLARATION**

THIS DECLARATION made and entered into this 2 day of April 2002, by Richard C. Spink and Ann Larson Spink (hereinafter "Declarants"), as owners of the following described land, situated in Skagit County, Washington:

That portion of the following described tract lying Easterly of Colony Road:

The North 1/2 by area of the following described tract:

The Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 36 North, Range 4 East, W.M., EXCEPT road AND EXCEPT the West 700 feet of the East 720 feet of the North 440 feet of said Northwest 1/4 of the Northeast 1/4, AND ALSO EXCEPT that portion deeded to Skagit County for road by deed recorded September 28, 1964, under Auditor's File No. 656409.

AND ALSO the entire portion of the South 20 feet of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 36 North, Range 4 East, W.M., lying West of County road as established on October 13, 1915, ALSO that portion of the South 20 feet of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 36 North, Range 4 East, W.M., lying East of the Great Northern Railway right of way.

EXCEPTING from all of the property above described, that portion conveyed to the State of Washington by deeds filed May 10, 1962 and April 17, 1967, under Auditor's File Nos. 621365 and 697553.

THE DECLARANTS under this declaration do hereby establish of record a non-exclusive easement for ingress, egress and utilities over, under and through a twenty-foot (20') wide strip of land, for the benefit of the owners and future owners of Lots 2 & 3, situated within Skagit County Short Plat Number SP97-0036 recorded under, Skagit County Auditor's file 20020416
0051
Declarants further provide that this property access is perpetual and SUBJECT to the right of Declarants to dedicate the roadway to Skagit County as a public County road, all at the exclusive option of Declarants or their successors owning a majority of the Lots.



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SAID AND DESCRIBED roadway easement is more specifically described as follows:

20-foot easement and emergency turnaround for access and utilities as shown on Short Plat Number SP 97-0036 recorded under Auditor's file 200204160051.

MAINTENANCE OF THE ABOVE-DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of Lots 2 and 3.

"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, and Declarants specifically grant these rights to, but not limited to, Puget Sound Energy, Verizon, Country Cable, and any successors and assigns of said companies.

DATED the 2 day of April, 2002.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 16 2002

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

[Signature]
Richard C. Spink

[Signature]
Ann Larson Spink



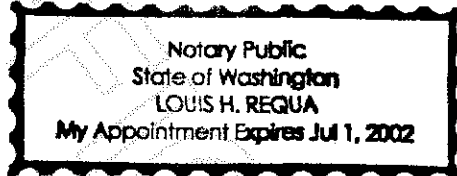
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Skagit County Auditor

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Richard C. Spink is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentions in the instrument.



Dated 4/02/02

Louis H. Regua
Signature

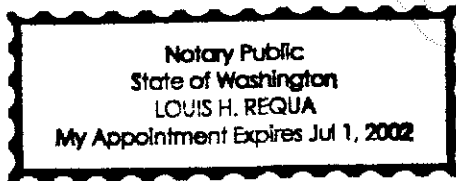
Notary
Title

My appointment expires July 1, 2002

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Ann Larson Spink 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 mentions in the instrument.



Dated 4/02/02

Louis H. Regua
Signature

Notary
Title

My appointment expires July 1, 2002



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