



200205060134

Skagit County Auditor

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

COVER SHEET
ROAD MAINTENANCE AGREEMENT

GRANTOR: Thomas E. Stakkeland & Linda E. Stakkeland

GRANTEE: Current & Future Owners, Heirs & Assigns Lots 1 through 4 Short Plat Number
PL00-0348

LEGAL DESCRIPTION

A portion of the Northeast $\frac{1}{4}$ & Northwest $\frac{1}{4}$ Section 11, Township 34 North, Range 4 East,
W.M

ASSESSOR'S PROPERTY TAX PARCEL NUMBER: P69901

ASSESSOR'S PROPERTY TAX ACCOUNT NUMBER: 4027-000-001-0000

**NON-EXCLUSIVE EASEMENT
AND
MAINTENANCE DECLARATION**

THIS DECLARATION made and entered into this 22 day of April 2002, by Thomas A. Stakkeland and Linda K. Stakkeland (hereinafter "Declarants"), as owners of the following described land, situated in Skagit County, Washington:

Parcel "A":

Lot 1 of "plat of sunset addition to Clear Lake, Skagit County, Wash.", As per plat recorded in Volume 4 of Plats, page 38, Records Of Skagit County, Washington; TOGETHER with the westerly 1/2 of the vacated street along the easterly line of said lot 1, which upon vacation by Skagit County Commissioner's Records Volume 23, Page 156, reverted to said premises by operation of law.

Parcel "B":

The vacated west 253.31 feet of the 20 foot strip of dedicated land south of and adjacent to lot 14, block 1, "Bingham Acreage, Skagit County, Washington", as per plat recorded in Volume 4 of Plats, Page 24, as vacated by final order of vacation no. 7644, dated December 13, 1978, and recorded December 21, 1978, under Auditor's File no. 893576.

Parcel "C":

That certain 60 foot strip of land labeled Parkhurst Lane as shown on the face of Short Plat No. 109-78, approved February 7, 1979, recorded February 7, 1979, in Volume 3 of Short Plats, Page 68, under Auditor's File No. 896297, Records Of Skagit County, Washington, and being a portion of lots 12 and 14, block 1, "Bingham Acreage, Skagit County, Washington", as per plat recorded in Volume 4 Of Plats, Page 24, records of said county and state.

Parcel "D":

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of the Northwest 1/4 of said Section 11; thence South 00°40'26" West along the east line thereof, a distance of 1,935.21 feet to the point of beginning of this description; thence North 87°57'59" west parallel with the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 11, a distance of 436.87 feet; thence North 19°24'24" West, a distance of 437.41 feet; thence North 69°37'01" East, a distance of 628.93 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 11; thence South 00°40'26" West along the East line of said subdivision, a distance of 647.16 feet to the point of beginning of this description.

THE DECLARANTS under this declaration do hereby establish of record a non-exclusive easement for ingress, egress and utilities over, under and through a sixty-foot (60') wide strip of land known as Parkhurst Lane, for the benefit of the owners and future owners of Lots 1 through 4, situated within Skagit County Short Plat Number PL00-0348 Recorded under Auditor's file 200205060132. Declarants further provide that this property access is perpetual and SUBJECT TO the right of Declarants to dedicate



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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.

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

60-foot right-of-way and 90-foot diameter cul de sac for access and utilities as shown on Short Plat Number PL00-0348 recorded under Auditor's file 200205060132

MAINTENANCE OF THE ABOVE-DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of Lots 1 through 4.

"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, AT&T Broadband, and any successors and assigns of said companies.

DATED the 22 day of April, 2002

Thomas A. Stakkeland
Thomas A. Stakkeland

Linda K. Stakkeland
Linda K. Stakkeland

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 06 2002

Amount Paid 3
Skagit Co. Treasurer
By [Signature] Deputy

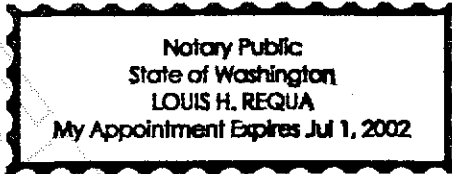


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State of Washington
County of Skagit

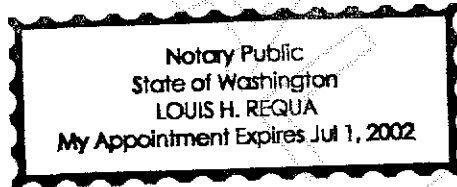
I certify that I know or have satisfactory evidence that Thomas A. Stakkeland is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentions in the instrument.



Dated 4/22/02
Louis H. Regua
Signature
My appointment expires 7/1/02

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Linda K. Stakkeland 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 4/22/02
Louis H. Regua
Signature
My appointment expires 7/1/02



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