



200207090040

Skagit County Auditor

7/9/2002 Page 1 of 2 10:32AM

Parcel Nos.: P118557, P118558, P118559, P62835
Legal Desc.: Lots 1, 2, 3 and 4, Burlington Short Plat No. Burl 6-00 (Ptn Tr. 81, Burlington Acreage Property)

DECLARATION OF EASEMENT, COVENANTS & ROAD MAINTENANCE AGREEMENT

THIS DECLARATION is made and entered in to this 8th day of July, 2002 by Carolyn G. Lloyd, as her separate property, hereinafter called Declarant, the legal owner of the following described property:

Lots 1, 2, 3 and 4, Burlington Short Plat No. 6-00, recorded November 2, 2001, under Auditor's File No. 200111020039, records of Skagit County, Washington; and being a portion of Tract 81, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, AND OF Lot 9, "THORNTON ADDITION, BURLINGTON, WASH.", as per plat recorded in Volume 7 of Plats, page 42, all in the records of Skagit County, Washington.

WHEREAS; The face of Burlington Short Plat No. 6-00 above described contains an easement for ingress, egress and utilities over portions of Lot 2 of said Short Plat, and

WHEREAS; Declarant is desirous that the rights of present and future owners to use said roadway be established of record and become appurtenant to said properties.

GRANT OF EASEMENT:

Declarant hereby conveys to herself and to her heirs, successors and assigns in ownership of said Lots 1, 2, 3 and 4 above described, a non-exclusive easement for ingress, egress and utilities over that portion of Lot 2 of said Short Plat, as disclosed on the face thereof.

Said easement shall be for ingress, egress, road right-of-way purposes, and shall be for the installation of water, sewer, gas mains, power, cable or telephone lines, and storm sewer as the case may be, which access and utility easements shall be for the benefit of the real property above described.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 09 2002

Amount Paid \$
Skagit Co. Treasurer
By Deputy

ROAD MAINTENANCE AGREEMENT:

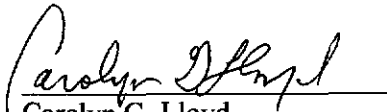
The Declarant hereby establishes and provides that individuals benefiting by said easement, and all subsequent owners, successors or assigns, shall take said property, or portion thereof, subject to this road maintenance agreement. Declarant and each of the subsequent owners, assigns or successors in interest, shall proportionately share in the cost and expense of maintaining and repairing in good condition, the road right-of-way shown on the face of the short plat. The proportionate share of said property owner shall be established by dividing the number of property owners purchasing or holding title to any portion of the benefited property into the cost of maintenance and repair thereof.

The beneficiaries of said roadway shall determine annually, or more frequent as may be necessary, the extent of repairs and maintenance as shall be required and shall determine the extent of said repairs and maintenance to be accomplished. It is understood that the maintenance and repair of said roadway is for the benefit of all property owners and the property of any such owner failing to pay his/her proportionate share as provided for herein shall be subject to a lien, an assessment for the proportionate share of such costs; and any other property owner paying the share of a property failing to pay the same shall be entitled to a lien against his property which may be foreclosed in the manner provided for foreclosure of mechanics liens.

COVENANTS:

The easements and agreements contained herein shall be binding upon the parties herein and their heirs, successors and assigns and shall be construed as a covenant running with the land.

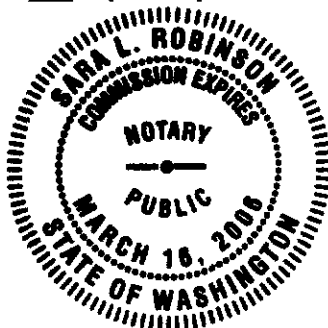
Made and executed the day, month and year as set forth hereinabove.



Carolyn G. Lloyd

State of Washington
County of Skagit

I hereby certify that I know or have satisfactory evidence that Carolyn G. Lloyd is the person who personally 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 this instrument.

Dated this 8th day of July, 2002.




Notary Public in and for the State of Washington
Residing at Sedro Woolley, WA
My commission expires March 18, 2008



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