



200209090098
Skagit County Auditor

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AFTER RECORDING MAIL TO:


Name Donald Barford
Address 502 N. "J", Apt. F
City/State Tacoma, WA 98403

FIRST AMERICAN TITLE CO.

M7915

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

1. Declaration of Easements and Road
2. Maintenance Agreement
- 3.
- 4.



First American Title Insurance Company

(this space for title company use only)

Reference Number(s) of Documents assigned or released:

Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. Wilfred Schaub and Nancy Schaub, husband and wife,
2. Donald Barford and Klara Barford, husband and wife,
3. Lois Coonc, a single woman,
- 4.
5. Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. Wilfred Schaub and Nancy Schaub, husband and wife,
2. Donald Barford and Klara Barford, husband and wife,
3. Lois Coonc; a single woman
- 4.
5. Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lots 1, 2 and 3 of Short Plat No. 7-87 in the NW 1/4 of Section 4, Township 33 North, Range 3 East, W.M.

Complete legal description is on page _____ of document

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

330304-2-002-0107, 330304-2-002-0305, 330304-2-001-0009

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

DECLARATION OF EASEMENTS AND ROAD MAINTENANCE AGREEMENT

This DECLARATION OF EASEMENTS AND ROAD MAINTENANCE AGREEMENT is made this _____ day of June 2002 by the undersigned.

WITNESSETH:

Recitals:

- a) That Wilfred Schaab and Nancy Schaab are the owners of Lot 1 of Short Plat No. 7-87 as described on Exhibit "A" hereto.
- b) That Donald Barford and Klara Barford are the owners of Lot 2 of Short Plat No. 7-87 as described on Exhibit "A" hereto.
- c) That Lois Coonc is the owner of Lot 3 of Short Plat No. 7-87 as described on Exhibit "A" hereto, which lot is in the process of being divided into four lots by Short Plat No. 97-0028 to be recorded later.
- d) The above listed parties do hereby replace that certain "DECLARATION OF EASEMENTS AND ROAD MAINTENANCE AGREEMENT" recorded September 15, 1999 as Auditor's File No. 199909150096 with this document.

1. Grant of Easement

The above listed parties do hereby make, grant, convey and reserve unto themselves a non-exclusive utility and roadway easement over, across, under and above that sixty (60) foot parcel of property described and shown in Exhibit "B" attached hereto and by this reference incorporated herein. The easement shall be for construction, maintenance and operation of roads and utilities. Access and utility easements shall be for the non-exclusive use and benefit of the property.

2. Road Maintenance Agreement

The above listed parties do hereby establish and provide that all of the property set forth and described in Exhibit "A" shall be subject to this road maintenance agreement. All subsequent owners, successors or assigns shall take such real property or portion thereof subject to this road maintenance agreement. Said parties and each of the subsequent owners, assigns or successors in interest in any portion of the above referred to real property or adjacent properties deriving benefit from the easement shall proportionately share in the cost and expense of maintaining and repairing in good condition the road over and across the easements described herein, further, they will not object to a future dedication of this road and right-of-way to the public or to improvements required for approval of land use permits. The proportionate share of each property owner shall be as follows: Lot 1, Short Plat 7-87, one sixth; Lot 2, Short Plat 7-87, one sixth; Lot 1, Short Plat 97-0028, one sixth; Lot 2, Short Plat 97-0028, one sixth; Lot 3, Short Plat 97-0028, one sixth; and Lot 4, Short Plat 97-0028, one sixth.

A majority of the property owners shall determine annually, or more frequently as may be necessary, the extent of repairs and maintenance as shall be required, and a majority of said property owners shall determine the extent of said repairs and maintenance to be accomplished. Individual property owners' participation in desired improvements that exceed County standards shall be voluntary. It is understood that the maintenance and repair of said roads is for the benefit of all property owners and the property of any owner failing to pay its proportionate share of said cost; and any other property owner paying the share of a property failing to pay the same shall be entitled to a lien against said property which may be foreclosed in the manner provided for foreclosure of mechanic's liens.



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Skagit County Auditor

Lois Coonc
Lois Coonc

Wilfred Schaub
Wilfred Schaub

Naney Schaub
Naney Schaub

Donald Barford
Donald Barford

Klara Barford
Klara Barford

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 09 2002

Amount Paid \$
Skagit Co. Treasurer
By By Deputy

STATE OF WASHINGTON, }
County of Skagit } ss. ACKNOWLEDGMENT - Individual

On this day personally appeared before me Donald Barford and Klara Barford to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they
signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of July 2002

VICKY LEE
COMMISSION EXPIRES
NOTARY
PUBLIC
4-25-04
STATE OF WASHINGTON

[Signature]
Notary Public in and for the State of Washington,
residing at Coupeville
My appointment expires 4-25-04



STATE OF WASHINGTON, }
County of } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me _____
_____ to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that _____
signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 19_____.

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

My appointment expires _____

STATE OF WASHINGTON, }
County of } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me _____
_____ to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that _____
signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 19_____.

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

My appointment expires _____

This jurat is page _____ of _____ and is attached to _____



200209090098
Skagit County Auditor

STATE OF WASHINGTON, }
 County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Nancy Schaub RN
Lois Coonc + Wiffred Schaub
 _____ to me known
 to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they
 signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8th day of July 2002

Notary Public
 State of Washington
 RUTH J. HALL
 My Appointment Expires May 1, 2005

Ruth J. Hall
 Notary Public in and for the State of Washington,
 residing at Mt Vernon
 My appointment expires 5-1-2005

STATE OF WASHINGTON, }
 County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Lois Coonc
 _____ to me known
 to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she
 signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6th day of September 2002

PEGGY A. BROWN
 COMMISSION EXPIRES
 4-01-03
 PUBLIC
 STATE OF WASHINGTON

Peggy A. Brown
 Notary Public in and for the State of Washington,
 residing at Burlington
 My appointment expires 4-1-03
Peggy A. Brown

This jurat is page _____ of _____ and is attached to _____



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EXHIBIT "A"

Lots 1, 2 and 3 of Short Plat No. 7-87, approved June 9, 1989, recorded June 12, 1989 in Volume 8 of Short Plats, page 132, under Auditor's File No. 8906120012, records of Skagit County, Washington, being a portion of the South 1/2 of the Northwest 1/4 of Section 4, Township 33 North, Range 3 East, W.M.



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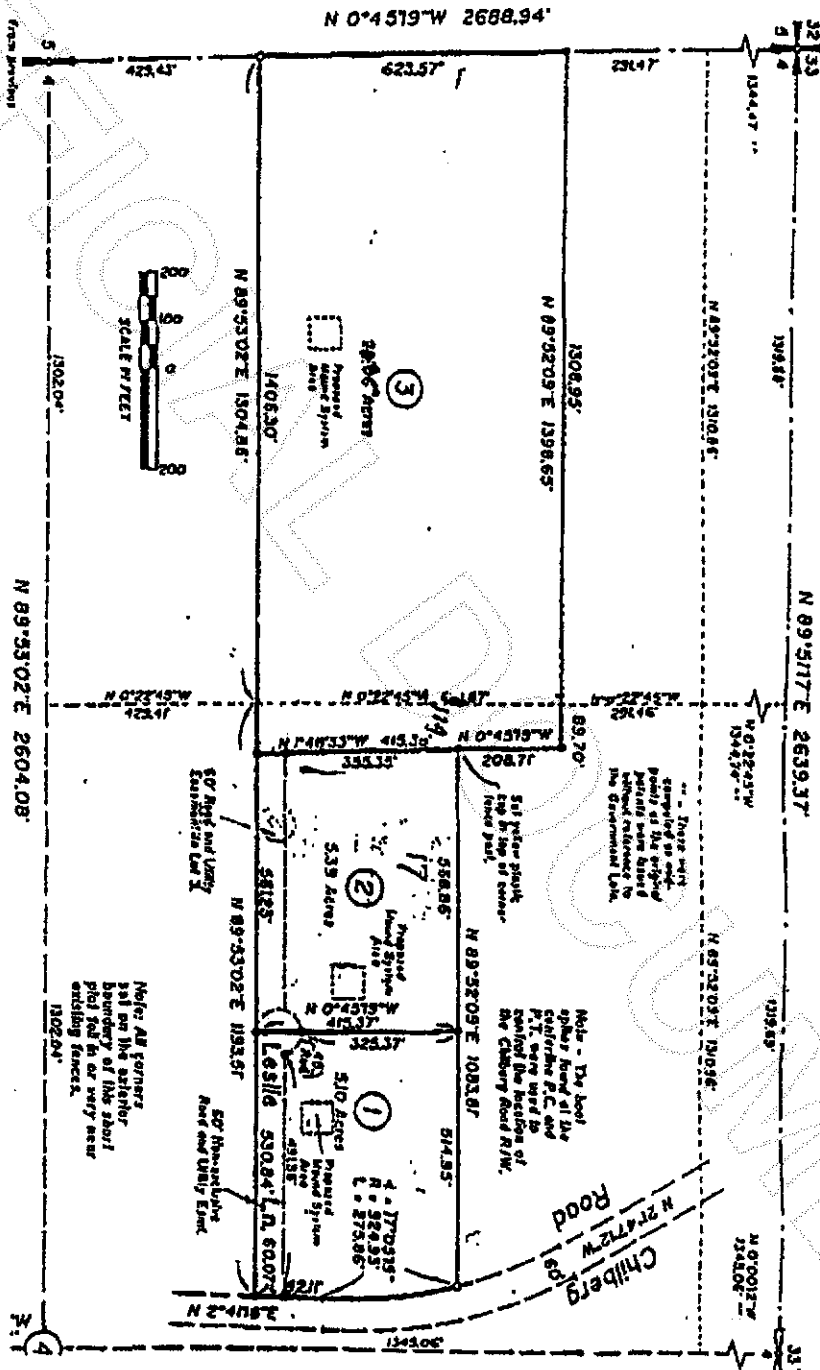
Kathy Hill, Skagit County Auditor

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Road Maintenance Agreement for Short Plats 97-0028 and 7-87

EXHIBIT "A"

Includes all of lots 1, 2, & 3



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 Kathy Hill, Skagit County Auditor



