



200210140111

Skagit County Auditor

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Return to:

Skagit Surveyors and Engineers
806 Metcalf Street
Sedro-Woolley, WA 98284

Document Title: NON-EXCLUSIVE BASEMENT AND MAINTENANCE DECLARATION

Grantors:

Lois Coonc

Grantees:

Owners and future owners of Lot 1, Lot 2, Lot 3 and Lot 4 of Short plat No. 97-0028

Legal Description

Lot 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. TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the South 60 feet of Tracts 1 and 2 of said Short Plat, and a cul de sac with a 45 foot radius, as delineated on the face of said Short Plat.

Assessor Parcel/Tax I.D. Number:

P15388

330304-2-001-0009

**NON-EXCLUSIVE EASEMENT
AND
MAINTENANCE DECLARATION**

THIS DECLARATION made and entered into this 14 day of October 2002, by Lois Coone of LaConner, Wa.

(hereinafter "Declarants"), as owners of the following described land, situated in Skagit County, Washington:

Lot 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. TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the South 60 feet of Tracts 1 and 2 of said Short Plat, and a cul de sac with a 45 foot radius, as delineated on the face of said Short Plat.

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 and ninety-foot (90') diameter cul de sac, for the benefit of the owners and future owners of Lots 1, 2, 3 and 4, situated within Skagit County Short Plat No. 97-0028, recorded under Skagit County Auditor's file 200210140110 records of Skagit County, Washington. 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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 14 2002

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



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

Leslie Lane as shown on Short Plat No. 97-0028.

MAINTENANCE OF THE ABOVE-DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of Lots 1, 2, 3 and 4 of Short plat No. 97-0028.

"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 roadway to provide utility services to each owner of a property within Short Plat No. 97-0028 and any division of refinement thereof, and Declarants specifically grant to, but not limited to, Puget Sound Power & Light Company, General Telephone Company, County Cable, P.U.D. No.1 of Skagit County, and any successors and assigns of said companies.

DATED the 8th day of October ~~2001~~ 2002

Lois Coone



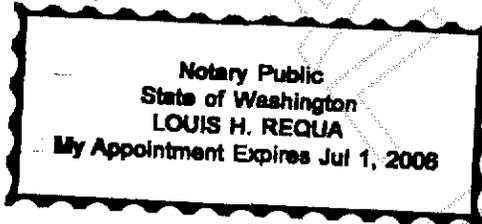
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Skagit County Auditor

Lois Coonc

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On this 8th day of October, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Lois Coonc, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes mentioned herein,

WITNESS my hand and official seal hereto affixed the day and year above written,



Louis H. Requa
Notary Public in and for the State of
Washington residing at: Sedro-Walley
My commission expires July 1, 2006



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Skagit County Auditor