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Skagit County Auditor

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

Document Title: Correction Easement and Maintenance Agreement

Grantors: Alexander, John M. and Alexander, Ella.

Grantees: Petersen, Charles G.

Legal Description: A 20 foot easement for ingress and egress across a portion of Lot 57 of the Plat of Anaco Beach, Skagit County, per plat recorded in Volume 5 of Plats at page 4, records of Skagit County, Washington.

Assessor Parcel/Tax I.D. Number: 385800-0-057-0009 P61860

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 17 2002

Amount Paid \$0
Skagit County Treasurer
By: Deputy

**CORRECTION EASEMENT
And
MAINTENANCE AGREEMENT**

This Correction Easement is granted and filed in substitution for and replacement of that certain Easement dated October 30, 1987, recorded under Skagit County Auditor's File No. 8711120007 in which John M. Alexander and Ella Alexander, husband and wife, are Grantors, and Charles G. Petersen, an unmarried man, is Grantee (the "Original Easement"). The undersigned Grantors, John M. Alexander and Ella Alexander, for no additional consideration, hereby grant and convey to Charles G. Petersen, of Skagit County, Washington, Grantee, a non-exclusive easement for the right of ingress, egress and vehicular and pedestrian travel, over, along and across a right-of-way for the benefit of the following described real property, situated in the County of Skagit, State of Washington:

Tract 2 of Skagit County Short Plat No. 114-78, approved September 30, 1980, recorded October 2, 1980, in Book 4 of Short Plats, page 185, under Auditor's File No. 8010020002; being a portion of Lot 58, "ANACO BEACH,



SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

The burdened premises owned by the Grantors are more particularly described in Exhibit "A" attached hereto, which description shall substituted for the legal description contained in the Original Easement, and incorporated by this reference as if fully set forth herein.

This easement shall be appurtenant to and run with the land above described as Tract 2 of Skagit County Short Plat No. 114-78.

Grantee shall have non-exclusive use with the Grantors of the right-of-way described in Exhibit "A" attached hereto and Grantee shall bear all costs associated with the design, permitting, construction, maintenance and improvement of the easement.

Maintenance, as used in this agreement, shall mean the requirement of lot owners, and their successor in ownership, to pay the cost of labor and materials to maintain the roadway on the described easement in a good and workmanlike manner, so long as these roads have not been accepted as public roads dedicated to the municipality with jurisdiction.

The Grantors acknowledge and grant a perpetual easement for installation of utilities and for all reasonable utility maintenance and service requirements, including the right to enter into, cross under, pass through and over the described roadway easement to provide, maintain or improve utility services, and the Grantors specifically grant these rights to Puget Sound Energy Company, City of Anacortes Water Department, Verizon, cable



television providers, and such successors and assigns of said companies, as may be appropriate to carry out the intent of this agreement.

Grantor and Grantees agree to share in proportion to use of the said easement, all costs associated with the maintenance of the easement premises. At the time of entering into this Correction Easement, Lot 57 and the Grantees are, are expected to remain, the primary users of the easement for ingress, egress and utilities to be used by Lot 2 of the Short Plat 99-026 and by the Grantees.

Dated this 23rd day of August, 2002.

Charles G. Petersen
CHARLES G. PETERSEN

John M. Alexander
JOHN M. ALEXANDER

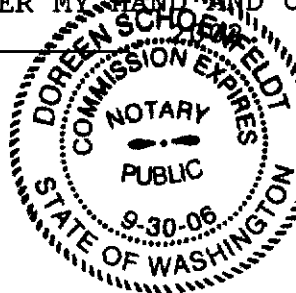
Kari Hannevold
KARI HANNEVOLD

Ellen Alexander
ELLA ALEXANDER

STATE OF WASHINGTON)
) ss.
County of)

I hereby certify that I know, or have satisfactory evidence, that JOHN M. ALEXANDER and ELLA ALEXANDER are the persons 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 21st day of August



Doreen Schoenfeldt
NOTARY PUBLIC in and for the
State of Washington, residing
at Edinboro
My commission expires: 09/30/06



STATE OF WASHINGTON)
) ss.
County of Skagit)

I hereby certify that I know, or have satisfactory evidence, that CHARLES G. PETERSEN is the person who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23rd day of August, 2002.



Gary T. Jones
NOTARY PUBLIC in and for the
State of Washington, residing
at Mount Vernon
My commission expires: 3/10/2006

STATE OF WASHINGTON)
) ss.
County of Skagit)

I hereby certify that I know, or have satisfactory evidence, that KARI HANNEVOLD is the person 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 23rd day of August, 2002.



Gary T. Jones
NOTARY PUBLIC in and for the
State of Washington, residing
at Mount Vernon
My commission expires: 3/10/2006



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EXHIBIT "A"

A twenty (20) foot wide easement for ingress and egress, over and across that portion of Lot 57 of the Plat of Anaco Beach, Skagit County, per plat recorded in Volume 5 of Plats at page 4, records of Skagit County, Washington, six (6) feet on the outside and fourteen (14) feet on the inside of a curved line which is described as follows:

Commencing at the northeast corner of said Lot 57; thence S 1°05'10"E along the east line of said Lot 57, a distance of 18.65 feet; thence S 89°51'19"W parallel with the north line of said Lot 57, a distance of 214.99 feet to point A; thence continuing S 89°51'19"W, a distance of 74.45 feet to the initial point of this centerline description; thence S 6°22'14", a distance of 98.80 feet; thence S 88°49'53"E, a distance of 22.70 feet; thence N 26°05'00"E, a distance of 27.84 feet; thence N 11°16'43"E, a distance of 38.58 feet; thence N 30°16'06"E, a distance of 41.68 feet to the hereinabove described point A and the terminal point of this line description.

Situated in Skagit County, Washington.



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