



200301140169
Skagit County Auditor

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Return to:

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

Private Roadway Maintenance Declaration

() Additional Reference Numbers on page ____ of document

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

1. Hoeppner, Michael A.
2. Hoeppner, Connie K.
- 3.
- 4.

() Additional names on page ____ of document

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

1. Hoeppner, Michael A.
2. Hoeppner, Connie K.
- 3.
- 4.

() Additional names on page ____ of document

Legal Description (Abbreviated: i.e. lot, block, plat or quarter, section, township and range):

NW 1/4 of the NE 1/4 of Section 27, Township 33 North, Range 4 East, W.M.

() Additional legal(s) on page ____ of document

Assessor's Parcel/Tax I.D. Number:

P17348

() Tax Parcel Number(s) for additional legal(s) on page ____ of document

PRIVATE ROADWAY MAINTENANCE DECLARATION

THIS DECLARATION is made and entered into this 2nd day of DECEMBER, 2002 by Michael A. Hoepfner, husband and Connie K. Hoepfner, wife, as to said Lots 1 and 2, Short Plat No. PL-02-0010, approved January 14, 2003 and recorded January 14, 2003 under Skagit County Auditor File No. 2003.01140168. Being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 27, Township 33 North, Range 4 East, W.M., Skagit County, Washington.

All being situate in Skagit County, Washington.

WHEREAS, it is the hope of the undersigned Declarants of said Lots 1 and 2 Short Plat No. PL-02-0010, that all present and future landowners, along the as constructed shared private driveway to the above referenced Short Plat lots, individually join in a private road maintenance agreement whereby all landowners are to pay their fair share of the cost of the maintenance of the same in direct relationship to usage of said private road,

AND WHEREAS, it is the Declarants intent, in the furtherance of the common scheme described above, to herein require the present and future lot owners of said Lots 1 and 2 Short Plat No. PL-02-0010 said private driveway from Tyee Road to be obligated as hereinafter provided in the body of this Declaration.

MAINTENANCE OF SAID PRIVATE DRIVEWAY shall be shared in direct usage to said roadway with each lot owner being responsible for their fractional share for the labor and cost of all the present and future owners of said Short Plat Lots.

MAINTENANCE defined herein shall mean the equal requirement of said owners to share said labor and cost to maintain said roadway easement in a good workmanlike manner. Any further improvements above and beyond the said requirements to maintain the road in a good workmanlike manner must be agreed upon with the cost share by all parties approved prior to commencement of any work.

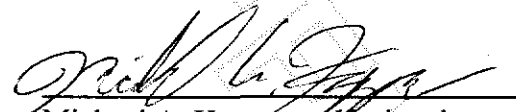
FURTHER, THE DECLARANTS acknowledge the perpetual easement for installation of utilities, specifically these rights to, but not limited to Puget Sound Energy, Verizon, Northland Cable, and further any successors and assigns of said companies the right to

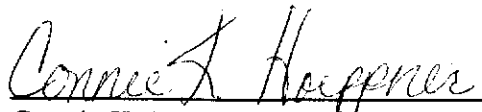


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enter in, cross under, through and over described easement roadway to provide utility services to all of said Short Plats and any further division and refinements thereof.

DATED this 2nd day of December, 2002.

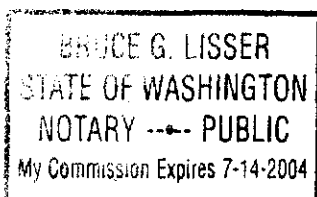

Michael A. Hoepfner, Husband

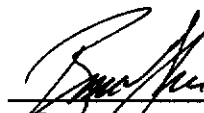

Connie K. Hoepfner, Wife

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

On this day personally appeared before me Michael A. Hoepfner and Connie K. Hoepfner, husband and wife, to me known to be the individuals 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.

DATED this 2nd day of December, 2002.




NOTARY PUBLIC in and for the
State of Washington

Residing at: Mossy Vernon

My Notary expires: 7-14-06



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