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Skagit County Auditor

5/6/2003 Page

1 of

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AFTER RECORDING MAIL TO:

William G. Barnes
4501 Camano Place
Anacortes, WA 98221

GEHRKE/BARNES, LETTER OF AGREEMENT

This letter of agreement is between John Gehrke and Nancy Gehrke, the present owners of Lot 4, herein referred to as "the Gehrkes" and William Barnes and Mary Barnes the present owners of Lot 5, herein referred to as "the Barneses", of ANACORTES SHORT PLAT. ANA-94-003, as approved February 15, 1996 in Volume 12 of Short Plats, pages 78 and 79, under Auditor's File No. 9603050070, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ in Section 27, Township 35 North, Range 1 East, W.M. (aka Meridian Ridge).

P108682/P108681

The parties to this letter acknowledge and agree to the following:

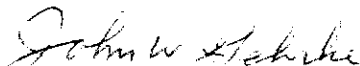
1. The fence that separates the eastern 16 feet of lot 4 from lot 5 is owned by the Gehrkes, but encroaches on lot 5 by approximately 6 inches. The Barneses acknowledge this encroachment and do hereby grant permission to the Gehrkes to access lot 5 for the maintenance and repair of said fence. The property on which the fence sits is not contested and remains under the ownership of the Barneses.


2. The Barneses hereby grant permission to the Gehrkes to access lot 5 in a swath extending 2 feet north of the southern lot line of lot 5, commencing at a point 16 feet west of the southeast corner of lot 5 and thence west along the southern property line of lot 5 to a point 75 feet west of the southeast corner of lot 5. The permission granted is limited to the maneuvering of recreational vehicles and does not allow parking or storage of organic or inorganic material by the grantee in the described area.

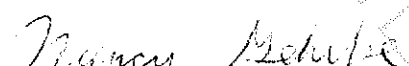
3. The Gehrkes hereby grant permission to the Barneses to use their existing driveway and the area of lot 4 that encompasses a swath extending south of the northern lot line for 10 feet commencing at a point 25 feet west of the northeast corner of lot 4 and thence west along the northern property line of lot 4 to a point 75 feet west of the northeast corner of lot 4. The use of the driveway and the area described shall be restricted ingress and egress of vehicular traffic accessing the shop and storage areas associated with a single-family residence. The permission granted is limited to the maneuvering of vehicles and does not allow parking or storage of organic or inorganic material by the grantee in the described area.

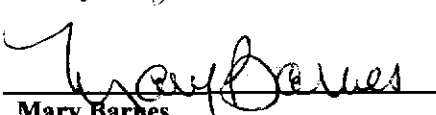
This agreement will automatically terminate when either party to this agreement sells their respective lot or all parties hereto agree in writing to rescind this document.

We, the afore mentioned parties, set our hands to this document on this the 30th day of March 2003.


John Gehrke


William Barnes


Nancy Gehrke


Mary Barnes