



200310030052

Skagit County Auditor

10/3/2003 Page 1 of 7 11:15AM

Parcel No(s): 351107-0-013-0004/P45886; 351107-0-015-0101/P45890
Legal Desc.: Ptn Gov. Lots 4 & 5, 7-35-11

LAND TITLE COMPANY: F-SKAGIT COUNTY

m14145

EASEMENT AGREEMENT

WITH JOINT MAINTENANCE PROVISIONS

This agreement is entered into this 17 day of September, 2003 between Howard Clark and Judy Clark, husband and wife, and Connie Clark, as her separate property (hereinafter called "Clark"), and Michael P. Geerts, as his separate property and David Geerts and ~~Judy Geerts, husband and wife~~ (hereinafter referred to as Geerts),

WITNESETH:

Clark is the owner of that certain property described on Exhibit A attached hereto.

Geerts is the owner of the property described on Exhibit B attached hereto.

Geerts was granted a non-exclusive easement for ingress, egress and utilities over, under and across that portion of the Clark property described on Exhibit C attached hereto.

Clark and Geerts hereby covenant and agree, one with the other, that all maintenance and repair of the roadway described on Exhibit C attached hereto shall be shared between the parties hereto, their heirs, successors and assigns, in direct proportion to their relative use of said roadway.

The parties hereto further covenant and agree that should there be a disagreement as to the necessity of any maintenance or repair, each party shall select a licensed engineer, who together will select a third licensed engineer, and they shall determine whether the disputed maintenance or repair is required to maintain the roadway in a safe and passable manner. The costs of said engineers shall be born exclusively by the non-prevailing party.

The parties hereto further covenant and agree that this agreement shall be binding upon themselves, their heirs, successors and assigns and shall be a covenant running with the lands described herein.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 03 2003

Amount Paid
By Skagit Co. Treasurer Deputy

Howard Clark
Howard Clark

X Judy Clark
Judy Clark

Connie Clark
Connie Clark

Michael P. Geerts
Michael P. Geerts

David Geerts
David Geerts

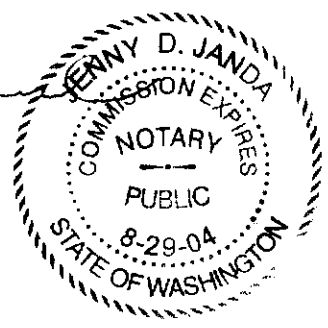
~~Judy Geerts~~
Judy Geerts

STATE OF WASHINGTON }
 }
)ss
 }
County of Skagit }

I certify that I know or have satisfactory evidence that Howard Clark and Judy Clark are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 17 day of September, 2003.

Erny D. Janda
Notary Public in and for the
State of Washington, residing
At MEBLEMONT
My appointment expires 8-29-04



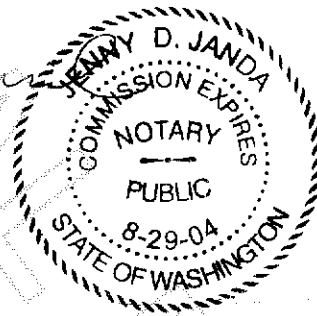
200310030052
Skagit County Auditor

STATE OF WASHINGTON }
 }
)ss
 }
County of Skagit }

I certify that I know or have satisfactory evidence that Connie Clark is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 17 day of September, 2003.

Jenny D. Janda
Notary Public in and for the
State of Washington, residing
At Marblemount



My appointment expires 8-29-04

Michigan
STATE OF ~~WASHINGTON~~ }
 }
)ss
 }
County of ~~Skagit~~ Muskegon }

I certify that I know or have satisfactory evidence that David Geerts and ~~Lady~~ Geerts are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 26 day of September, 2003.

Billy A. Pubsifer
Notary Public in and for the Michigan
State of ~~Washington~~, residing
At Muskegon

My appointment expires 5-11-2007



200310030052
Skagit County Auditor

Michigan
STATE OF WASHINGTON }
})ss

County of Skagit ~~Skagit~~ Muskegon

I certify that I know or have satisfactory evidence that Michael P. Geerts is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 26 day of September, 2003.

Kelly A. Pulsifer
Notary Public in and for the
State of ~~Washington~~ Michigan, residing
At Muskegon

My appointment expires 5-11-2007



200310030052

Skagit County Auditor

Exhibit "A"

The West 720 feet of Government Lot 4, Section 7, Township 35 North, Range 11 East, W.M.

EXCEPT the South 363 80 feet thereof.

Situate in the County of Skagit, State of Washington.



200310030052

Skagit County Auditor

Exhibit "B"

PARCEL "A":

That portion of Government Lot 5, Section 7, Township 35 North, Range 11 East, W.M., lying Westerly of the State Highway.

EXCEPT the North 15 feet thereof, and also

EXCEPT all of Short Plat No. 97-0013, approved March 23, 1999 and recorded March 23, 1999, in Volume 14 of Short Plats, pages 11 and 12, under Auditor's File No. 9903230165, and also

EXCEPT that portion lying within Short Plat 26-74, approved July 3, 1974.

PARCEL "B":

Government Lot 4, Section 7, Township 35 North, Range 11 East, W.M.

EXCEPT the North 15 feet thereof, and

EXCEPT the West 720 feet thereof, and

EXCEPT that portion lying within the South 363.80 feet of the West 1027.33 feet of said Government Lot 4.

Situate in the County of Skagit, State of Washington



200310030052
Skagit County Auditor

Exhibit "C"

PARCEL "A":

A non-exclusive easement for ingress, egress and utilities over, under and across the following described property:

That portion of Lot 1, Short Plat No. 97-0013, approved March 23, 1999, recorded March 23, 1999 in Volume 14 of Short Plats, pages 11 and 12, under Auditor's File No. 9903230165, and being a portion of Government Lot 5, Section 7, Township 35 North, Range 11 East, W.M., lying Northerly of the following described line:

Beginning at a point on the Easterly line of said Lot 1 at a point that is 60 feet South, as measured at right angles, to the North line of said Lot 1;
thence North 88°29'23" West, parallel to the North line of said Lot 1, to an intersection with the West line of said Lot 1 and the terminus of this line description.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 50 feet in width, located in Government Lot 5, Section 7, Township 35 North, Range 11 East, W.M., lying Westerly of the West line of Lot 1, Short Plat No. 97-0013, approved March 23, 1999, recorded March 23, 1999 in Volume 14 of Short Plats, pages 11 and 12, under Auditor's File No. 9903230165, the Northerly line of said 50 foot strip being adjacent to and abutting upon the South line of Lot 2 of said Short Plat No. 97-0013 and said South line extended Westerly to the West line of said Government Lot 5, and the terminus of said 50 foot strip.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 50 feet in width, located in Government Lot 4, Section 7, Township 35 North, Range 11 East, W.M., the Northerly line of which is the Westerly extension of the South line of Lot 2 of Short Plat No. 97-0013 approved March 23, 1999, recorded March 23, 1999 in Volume 14 of Short Plats, pages 11 and 12, under Auditor's File No. 9903230165, and said South line extended Westerly to the East line of the West 720 feet of said Government Lot 4 and the terminus of said 50 foot strip.

Situate in the County of Skagit, State of Washington.



200310030052

Skagit County Auditor