



200310300117

Skagit County Auditor

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

COVER SHEET
ROAD MAINTENANCE AGREEMENT

GRANTOR: Gary Lohman and Gail Lohman

GRANTEE: Owners and Future Owners Lots 1 & 2 of Short Plat PL03-0533 and Owners and Future Owners Lots 1 & 2 of Short Plat PL 03-0174

LEGAL DESCRIPTION

A portion of the Southwest $\frac{1}{4}$ of Section 24, Township 34 North, Range 4 East, W.M.

ASSESSOR'S PROPERTY TAX PARCEL NUMBER: P27751 & P27753

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 30 2003

Amount Paid \$
Skagit Co. Treasurer
By Deputy

**NON-EXCLUSIVE EASEMENT
AND
MAINTENANCE DECLARATION**

THIS DECLARATION made and entered into this 30th day of October 2003, by Gary Lohman & Gail Lohman (hereinafter "Declarants"), as owners of the following described land, situated in Skagit County, Washington:

Tract 5 & 6 of that certain Survey entitled "THE UPLANDS", filed December 14, 1982 under Auditor's file No. 8212140010 in Volume 4 of Surveys, page 56 through 61, inclusive, corrected by Affidavit recorded under Auditor's File No. 8212290015, records of Skagit County, Washington, being a portion of Section 24 and 25, Township 34 North, Range 4 East, W.M., and Section 30, Township 34 North, Range 5 East, W.M.

TOGETHER WITH those certain easements delineated on the face of said survey and as reserved and/or dedicated by instruments recorded under Auditor's File Nos. 8002040045 and 821210052; EXCEPT those portions of Tracts 1, 4 and 13 deeded to Skagit County for road purposes by instruments recorded under Auditor's File Nos. 8610160006 through 8610160010, 8610160011 through 8610160015, and 8610230021 through 8610230025, respectively.

TOGETHER WITH an easement for ingress, egress, drainage and utilities as described within that instrument recorded July 10, 1991, under Skagit County Auditor's File No. 9107100121 and that instrument recorded January 31, 2003 under Auditor's File No. 200301310168.

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, for the benefit of the owners and future owners of Lots 1 & 2 of Short Plat PL03-0174 and Lots 1 & 2 of Short Plat PL03-0533 Declarants further provide that this property access is perpetual.

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

A non-exclusive easement for ingress, egress and emergency vehicle turn around over that portion of TRACT 5, of that certain survey entitled "THE UPLANDS", filed December 14, 1982, under Auditor's File



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No. 8212140010, in Volume 4 of Surveys, Pages 56 through 61, inclusive, corrected by affidavit recorded under Auditor's File No. 8212290015, records of Skagit County, Washington described as follows:

Commencing at the most easterly corner of said Tract 5; thence S64°31'10"W along the southeasterly line of said Tract 5, a distance of 424.88 feet to a point on an 85 foot radius curve from which the radius point bears N21°59'08"E and the point of beginning of this description; thence northwesterly along said curve through a central angle of 49°01'06" and an arc distance of 72.72 feet; thence N18°59'46"W, a distance of 135.95 feet; thence S71°00'14"W, a distance of 70.00 feet; thence S18°59'46"E, a distance of 66.47 feet; thence S89°14'37"E, a distance of 10.63 feet; thence S18°59'46"E, a distance of 65.88 feet to the point of curvature of a curve to the left having a radius of 145.00 feet; thence southeasterly along said curve through a central angle of 29°49'51" and an arc distance of 75.49 feet to the southeasterly line of said Tract 5; thence N64°31'10"E along said southeasterly line, a distance of 70.49 feet to the point of beginning of this description. Recorded under Auditor File 200308070124.

MAINTENANCE OF THE ABOVE-DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of Lots 1 & 2 of Short Plat PL03-0174 and Lots 1 & 2 of Short Plat PL03-0533.

"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 easement roadway to provide utility services, and Declarants specifically grant these rights to, but not limited to, Puget Sound Energy Company, Verizon and any successors and assigns of said companies.



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DATED the 30th day of October, 2003.

Gary L. Lohman

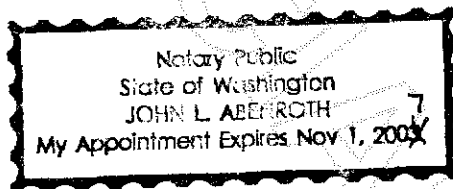
Gary L. Lohman

Gail Lohman

Gail Lohman

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Gary L. Lohman 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 the instrument.



Dated

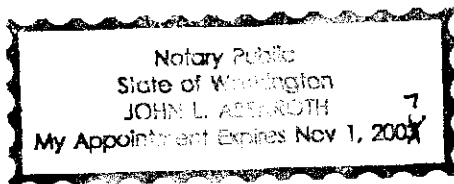
10/30/03

Signature

My appointment expires 11/1/2007

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Gail Lohman 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 the instrument.



Dated

10/30/03

Signature

My appointment expires 11/1/2007



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