

AFTER RECORDING RETURN TO:

Name _____

Address _____

City, State, Zip _____



200405270173
Skagit County Auditor

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Grantor	Van Gasken Family Trust
Grantee	Owners Assessors Plat of Leadbetters Tracts Public
Abbr. Legal	Ptn Tract A, Assessors Plat of Leadbetters Tracts, Vol. 9, p. 30
Tax Acct No	3944-000-099-0005/P67200

DECLARATION OF EASEMENT AND RESTRICTIVE COVENANTS

Marguerite D. Egbers, formerly known as Marguerite D. Van Gasken, Trustee of the Van Gasken Family Trust, hereafter referred to as Declarant, is the owner of the following described property:

Tract A, ASSESSOR'S PLAT OF LEADBETTER'S SINCLAIR TRACTS, according to the plat thereof recorded in Volume 9 of Plats, page 30, records of Skagit County, Washington,

EXCEPT that portion conveyed to Donald H. Stark and Helen L. Stark, husband and wife, by deed recorded February 24, 1971, under auditor's file number 749096, and described as follows:

Commencing at the Northeast corner of Lot One (1), of ASSESSOR'S PLAT OF LEADBETTER'S SINCLAIR TRACTS,
Thence North 00°08'10" West a distance of 20 feet;
Thence Westerly a distance of 100 feet, and upon a line parallel to the Northerly line of said Lot 1;
Thence Southerly to the Northwest corner of said Lot 1;
Thence Easterly 100 feet, more or less, to the point of beginning.

Situate in Skagit County, Washington.

The Declarant wishes to subject said property, hereafter referred to as the "easement

area," to an easement for access for the benefit of all lots and tracts within said ASSESSOR'S PLAT OF LEADBETTER'S SINCLAIR TRACTS.

THEREFORE, Marguerite D. Egbers, formerly known as Marguerite D. Van Gasken, Trustee of the Van Gasken Family Trust, hereby creates and conveys to the present and future owners of all lots and tracts within the ASSESSOR'S PLAT OF LEADBETTER'S SINCLAIR TRACTS, an easement for ingress and egress over, across and through that portion of Tract A of said plat described above as the easement area.

Owners of the properties benefited by the access easement granted herein shall proportionately share in the cost and expense of maintaining and repairing in the road rights of way over and across the above described private road.

The easement and covenants herein shall run with the land and shall be binding on the parties hereto, their heirs, successors or assigns, and all subsequent owners thereof. The owners of the properties described herein, and their heirs, successors and assigns shall take said property together with the easement for ingress and access described herein and subject to this easement.

Dated: 5/21/04 2004

Marguerite D. Egbers
Marguerite D. Egbers, Trustee of the Van Gasken Family Trust

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 27 2004

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

SinclairAccessEasement



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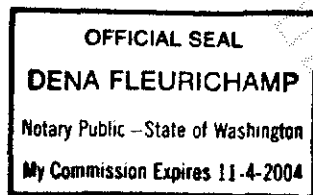
STATE OF WASHINGTON)

: SS

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MARGUERITE D. EGBERS is the person who appeared before me, and said person acknowledged that she signed this instrument and on oath stated that she was authorized to execute the instrument and acknowledged it as Trustee of the Van Gasken Family Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 21, 2004.



Dena Fleurichamp
Printed Name: Dena Fleurichamp
NOTARY PUBLIC in and for the State of
Washington, residing at Sedro Woolley

My appointment expires: 11/4/2004