



200406110113

Skagit County Auditor

6/11/2004 Page

1 of

3 2:06PM

RETURN TO: William L. Fritsch
18215 Marriott Lane
Bellingham, WA 98229

COVER SHEET

PRIVATE ROAD AND PRIVATE DRIVEWAY MAINTENANCE AGREEMENT

GRANTORS: William L. Fritsch
Sarah J. Fritsch
Jack A. Burns
Sheena K. Burns

GRANTEES: Owners, Successors and Assigns

LEGAL DESCRIPTIONS:

1. Section 7, Township 36N, Range 4E; Ptn. Gov. Lot 1 and Ptn. NE - NW
2. Ptn. SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 6, Township 36N, Range 4E

ASSESSOR'S TAX PARCEL NUMBERS:

P49063
P48978
P107975
P111694

ASSESSOR'S TAX ACCOUNT NUMBERS:

360407-2-002-0100
360407-2-001-0106
360406-3-010-0200
360406-0-009-0100

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 09 2004

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

PRIVATE ROAD AND PRIVATE DRIVEWAY
MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this 27th day of MAY, 2004 by and between the following property owners and Grantors:

WILLIAM L. FRITSCH and SARAH J. FRITSCH, owners of Lot 1 of Short Plat No. 96-0094 and Lots 1, 2, 3 and 4 of Short Plat No. 91-0024.

JACK A. BURNS and SHEENA K. BURNS, owners of Lot 2 of Short Plat No. 96-0094.

THE SUBJECT OF THIS AGREEMENT is the shared maintenance of the private road known as Marriott Lane which runs west from Old Highway 99 and two private driveways, one of which is a 30-foot ingress, egress and utilities easement running south from Marriott Lane serving Lots 3 and 4 as described upon the face of Short Plat No. SP 91-0024 and the other, which is a 60-foot ingress, egress and utilities easement running north from Marriott Lane serving Lots 1 and 2 as described upon the face of Short Plat No. SP 96-0094.

WHEREAS, it is the desire and intent of the Grantors to require the present and future lot owners of the subject properties to share in the maintenance of Marriott Lane and the two private driveways, as follows:

Owners of Lots 1, 2, 3 and 4 of Short Plat No. 91-0024 AND Lots 1 and 2 of Short Plat No. 96-0094 shall share equally in the maintenance of Marriott Lane.


Owners of Lots 3 and 4 of Short Plat No. 91-0024 shall share equally in the maintenance of The private driveway built or to be built running south from Marriott Lane, as shown on said Short Plat.

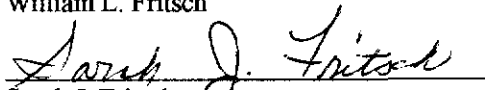
Owners of Lots 1 and 2 of Short Plat No. 96-0094 shall share equally in the maintenance of The private driveway running north from Marriott Lane, as shown on said Short Plat.

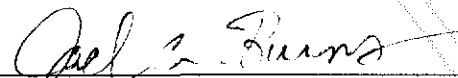
MAINTENANCE as used herein shall mean the equal requirement of said lot owners and their successors in ownership to share the labor and cost to maintain the subject private road and private driveways in a good and workmanlike manner.


FURTHER, this Agreement shall replace and supercede the "DECLARATION OF HOMEOWNERS' ASSOCIATION" recorded September 28, 1998 under Skagit County Auditor File No. AF 9809280136 as it pertains to road maintenance, as being duplicative and redundant.

IN WITNESS WHEREOF, the parties hereto have signed this agreement the day and year first above written.


William L. Fritsch


Sarah J. Fritsch


Jack A. Burns


Sheena K. Burns



200406110113
Skagit County Auditor

STATE OF WASHINGTON,

County of

} ss.

ACKNOWLEDGMENT - Individual

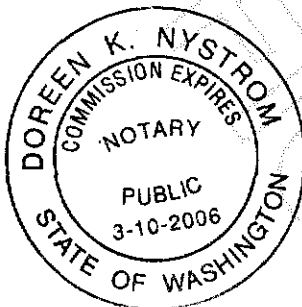
On this day personally appeared before me William L. Fritsch and Sarah J. Fritsch

to me known

to be the individual(s) described 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.

GIVEN under my hand and official seal this 27th day of May, 19 2004



Doreen K. Nystrom

Notary Public in and for the State of Washington,
residing at Mount Vernon

My appointment expires 3-10-06

STATE OF WASHINGTON,

County of

} ss.

ACKNOWLEDGMENT - Individual

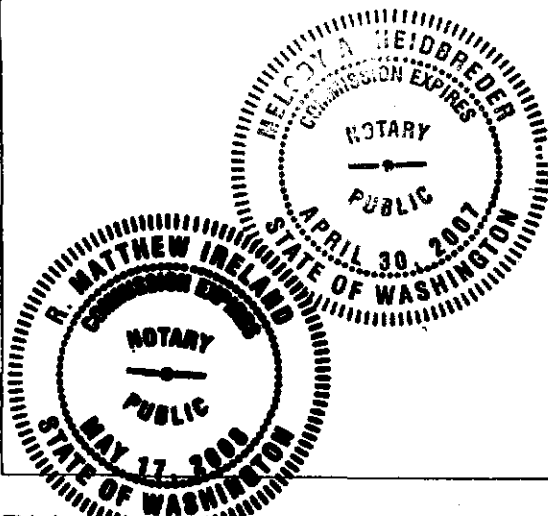
On this day personally appeared before me Jack A. Burns and Sheena K. Burns

to me known

to be the individual(s) described 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.

GIVEN under my hand and official seal this 27th day of May, 19 2004



R. Matthew Ireland (sheena)
(for Jack)
Sheena K. Burns

Notary Public in and for the State of Washington,
residing at mt vernon

My appointment expires

Burlington
5/17/08

This jurat is of _____ and is attached to MAINTENANCE AGREEMENT dated May 27, 2004.

Page 3 of 3 pages



200406110113
Skagit County Auditor