



200407160001
Skagit County Auditor

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DECLARATION AND GRANT OF EASEMENT

Grantor: Hansell Homes, Inc., a Washington Corporation

Grantee: Hansell Homes, Inc., its successors and assigns.

Parcel Nos.: 4727-000-013-~~000~~ and 4727-000-014-~~000~~

Abbreviated legal description: Lots 13 and 14, Plat of Forest Hills PUD

THE GRANTOR, Hansell Homes, Inc., a Washington Corporation, does hereby declare as follows:

- A. Hansell Homes, Inc., is the owner of Lots 13 and 14, Plat of Forest Hills PUD,
- B. Hansell Homes, Inc., wishes to establish a non-exclusive easement for ingress and egress over and across a portion of Lot 13 Plat of Forest Hills PUD, which easement shall be for the use and benefit of Lot 14, Plat of Forest Hills PUD.
- C. Hansell Homes, Inc., also desires to create covenants running with the land regarding the maintenance of the driveway situated on the easement.

THE GRANT OF THE EASEMENT

Hansell Homes, Inc. does hereby establish and grant a non-exclusive easement for ingress and egress over the following described property in Skagit County, Washington:

See Exhibit "A" which is hereto attached.

The easement above described shall be for the use and benefit of Lot 14 of the Plat of Forest Hills PUD and the driveway situated thereon shall also be for the use and benefit of Lot 13 of the Plat of Forest Hills PUD.

The parties do hereby agree as follows:

1. The easement above described shall be appurtenant to Lot 14 of the plat of Forest Hills PUD and the covenants contained herein shall be covenants running with the land and shall be binding upon and enure to the benefit of Lots 13 and 14, Plat of Forest Hills PUD.
2. Included in the easement area is a driveway. Only that portion of the easement which is covered by said driveway may be actually used for ingress and egress.
3. The owners of Lots 13 and 14 of the Plat of Forest Hills PUD shall share equally in the cost of maintaining and/or repairing the driveway in the easement area.
4. The easement area shall not be used for parking purposes.
5. The covenants contained herein may be enforced by the owner of either of the lots which are the subject of this Declaration.

Dated this 16TH day of ~~October, 2001~~ July, 2004

HANSELL HOMES, INC.

By, [Signature]
Jeffrey D. Hansell, President

7/16/2004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

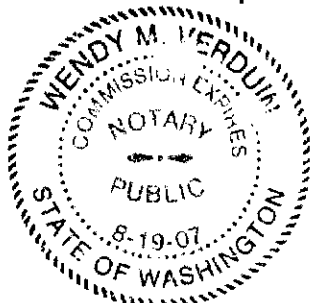
JUL 16 2004

STATE OF WASHINGTON)
County of Skagit)

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

I hereby certify that I know or have satisfactory evidence that Jeffrey D. Hansell is the person who appeared before me and said person acknowledged that he signed this instrument and on oath stated, that he was authorized to execute the instrument and acknowledged as the President of Hansell Homes, Inc., to be the free and voluntary act of such party, for the uses and purposes mentioned in the instrument.

Dated this 16TH day of ~~October, 2001~~ July 2004



Wendy M VerDuin
Wendy M. VerDuin
Print name
Notary Public



200407160001
Skagit County Auditor

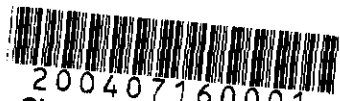
EXHIBIT "A"

That portion of Lot 13, PLAT OF FOREST HILLS PUD, according to the plat thereof recorded in Volume 17 of Plats, pages 42 and 43, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 13;
Thence North 0° 23' 06" West along the West line of said Lot 13, a distance of 117.15 feet;
thence South 00° 56' 00" West a distance of 32.89 feet along the Northerly line of said Lot 14, said Plat of Forest Hills PUD to the true point of beginning;
thence North 0° 23' 06" West a distance of 30 feet, more or less, to the North line of said Lot 13;
thence along said North line of Lot 13 Westerly to its intersection with 42nd Place right-of-way;
thence Southerly along said right-of-way approximately 30 feet to the intersection with the Northerly line of Lot 14, said Plat of Forest Hills PUD;
thence Easterly along the Northerly line of said Lot 14 to the true point of beginning,

EXCEPT any portion of said easement not currently occupied by a paved driveway.

[Handwritten Signature]
7/16/2004



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DECLARATION AND GRANT OF EASEMENT

Grantor: Hansell Homes, Inc., a Washington Corporation

Grantee: Hansell Homes, Inc., a Washington Corporation, its successors and Assigns.

Parcel Nos.: 4727-000-013-0000 and 4727-000-014-0000

Abbrev. Legal description: Lots 13 and 14, Forest Hills PUD.

THE GRANTOR, Hansell Homes, Inc., a Washington Corporation does hereby declare as follows:

Hansell Homes, Inc., is the owner of Lots 13 and 14, Plat of Forest Hills PUD.

Hansell Homes, Inc. wishes to establish an easement for installation and maintenance of landscaping over and across a portion of Lot 13 of said Plat of Forest Hills PUD. Said easement shall be for the use and benefit of Lot 14, said Plat of Forest Hills PUD.

Hansell Homes, Inc., does hereby establish and declare an exclusive easement for installation and maintenance of landscaping over and across that portion of Lot 13, Plat of Forest Hills PUD, lying Westerly of the Easterly line of Lot 14, said Plat, if extended Northerly, and lying Southerly of the paved driveway currently on said Lot 13.

The easement above described shall be for the use and benefit of Lot 14 of said Plat of Forest Hills PUD and shall be appurtenant thereto.

[Handwritten Signature]
7/16/2004



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The parties do hereby agree as follows:

1. The easement above described shall be appurtenant to Lot 14 of the plat of Forest Hills PUD and the covenants contained herein shall be covenants running with the land and shall be binding upon and enure to the benefit of Lots 13 and 14, Plat of Forest Hills PUD.
2. Included in the easement area is a driveway. Only that portion of the easement which is covered by said driveway may be actually used for ingress and egress.
3. The owners of Lots 13 and 14 of the Plat of Forest Hills PUD shall share equally in the cost of maintaining and/or repairing the driveway in the easement area.
4. The easement area shall not be used for parking purposes.
5. The covenants contained herein may be enforced by the owner of either of the lots which are the subject of this Declaration.

Dated this 10TH day of ~~October, 2001~~ July, 2004

HANSELL HOMES, INC.

By, [Signature] 7/16/2004
Jeffrey D. Hansell, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 16 2004

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON)
)
County of Skagit)

I hereby certify that I know or have satisfactory evidence that Jeffrey D. Hansell is the person who appeared before me and said person acknowledged that he signed this instrument and on oath stated, that he was authorized to execute the instrument and acknowledged as the President of Hansell Homes, Inc., to be the free and voluntary act of such party, for the uses and purposes mentioned in the instrument.

Dated this 10TH day of ~~October, 2001~~ July, 2004



[Signature]
Wendy M. VerDuin
Print name
Notary Public



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Skagit County Auditor

LATE RECORDING OF EASEMENT

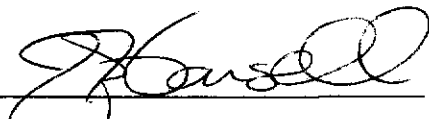
DATE: 7/16/04

The attached easements are the documents that were represented as recorded by me prior to the sale of Lots 13 and 14, Forest Hills PUD. It has come to my attention that these documents were in fact not recorded.

The easements were disclosed to both purchasing parties of the homes on Lots 13 & 14, Forest Hills PUD by myself prior to closing and occupancy. These easements were also noted on the Real Property Disclosure Statement initialed and acknowledged by the purchasers and myself. Both purchasing parties have abided by these easements after sale closing and occupancy.

These easements are being signed using current dates, using a current notary to attest my signature. These easements are being recorded to put them into the public record along with this statement to show that these did indeed exist and were intended to be recorded prior to closing of the properties.

Signed this 16th day of July, 2004



Jeffrey D. Hansell

President, Hansell Homes, Inc.



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7/15/04

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