



200411120171
Skagit County Auditor

11/12/2004 Page 1 of 4 1:47PM

After recording return document to:
Charles McTaggart
891 Samish Island Road
Bow WA 98232

Document Title: Non-Exclusive Easement & Maintenance Declaration
Reference No. of Related Document: PL03-0627
Grantors: Charles W. and Dorothy Lynn McTaggart & Brian T. and Amber E. Miller
Additional Grantors:
Grantee: Owners, Successors & Assigns of Lots A thru D – PL03-0627
Additional Grantees on Page of Document.
Abbreviated Legal Description: Section 35, Township 36 N., Range 2 East, W.M.
Assessor's Parcel Nos: P#47379 and P#96420

NON EXCLUSIVE EASEMENT
AND
MAINTENANCE DECLARATION

THIS DECLARATION, made and entered into this 18 day of August 2004
by CHARLES W. MC TAGGART and DOROTHY LYNN MC TAGGART, husband and wife,
and BRIAN T. MILLER and AMBER E. MILLER, husband and wife, Owners of the following
described respective parcels, situate in Skagit County, Washington;

That certain property listed and described on Exhibit "A".

THE DECLARANTS under this declaration do hereby establish of record a Non-Exclusive Easement for ingress, egress and utilities over, under and through a fifty (50) foot wide strip of land in the above-described property, for the benefit of the owners and future owners of Lots A through D, situated within Skagit County Subdivision Number PL03-0627, recorded on November 12, 2004, under Skagit County Auditor's File No. 200411120170. Declarants further provide that this property access is perpetual and SUBJECT TO the right of Declarants to dedicate the roadway to Skagit County as a public County road, all at the exclusive option of Declarants or their successors owning a majority of the Lots.

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

A non-exclusive easement for ingress, egress, roadway, utilities and maintenance purposes over, under and across the parcel listed and described on Exhibit "A" attached hereto and by reference made a part thereof.

MAINTENANCE OF THE ABOVE-DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of Lots A through D of Skagit County Subdivision No. PL03-0627.

"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 to each owner of a property within Skagit County Subdivision No. PL03-627, and any division or refinement thereof, and Declarants specifically grant these rights to, but not limited to, Puget Sound Energy, Verizon, Cable TV and any successors and assigns of said companies.

DATED this 18 day of Aug., 2004.

Charles W. McTaggart
Charles W. McTaggart

Dorothy Lynn McTaggart
Dorothy Lynn McTaggart

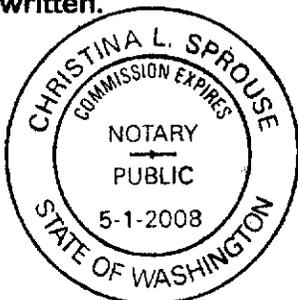
Brian T. Miller
Brian T. Miller

Amber E. Miller
Amber E. Miller

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this 18 day of August, before me, a Notary Public, personally appeared CHARLES W. McTAGGART and DOROTHY LYNN Mc TAGGART, husband and wife, known to me to be the persons whose names are subscribed to on this instrument, and acknowledged that they executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal as of the date above written.



Christina L Sprouse
NOTARY PUBLIC in and for the State of
Washington residing at 11111 1st St



STATE OF WASHINGTON

COUNTY OF SKAGIT

On this 18 day of August 2004, before me, a Notary Public, personally appeared BRIAN T. MILLER and AMBER E. MILLER, husband and wife, known to me to be the persons whose names are subscribed to on this instrument, and acknowledged that they executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal as of the date above written.

Christina L Spruill
NOTARY PUBLIC in and for the State of
Washington residing at Mount Vernon

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 12 2004

Auditor Paid \$
Skagit Co. Treasurer
By fp Deputy



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Skagit County Auditor

EXHIBIT "A"

A STRIP OF LAND FIFTY (50) FEET IN WIDTH ACROSS A PORTION OF GOVERNMENT LOT 4, SECTION 35, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF SHORT PLAT NO. 15-87, APPROVED ON JULY 1, 1987 AND RECORDED ON DECEMBER 14, 1987, IN VOLUME 8 OF SHORT PLATS AT PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 86 DEGREES 57'09" WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 180.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 14'30" EAST A DISTANCE OF 145.08 FEET TO REFERENCE POINT "A"; THENCE NORTH 0 DEGREES 14'30" EAST A DISTANCE OF 25.00 FEET; THENCE NORTH 4 DEGREES 43'42" WEST A DISTANCE OF 380.90 FEET TO REFERENCE POINT "B" BEING THE END OF SAID CENTERLINE DESCRIPTION.

TOGETHER WITH THE FOLLOWING TWO PARCELS DESCRIBED AS FOLLOWS:

A. COMMENCING AT SAID REFERENCE POINT "A"; THENCE NORTH 89 DEGREES 45'30" WEST A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 45'30" WEST A DISTANCE OF 25.00 FEET; THENCE NORTH 0 DEGREES 14'30" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 89 DEGREES 45'30" EAST A DISTANCE OF 25.00 FEET; THENCE SOUTH 0 DEGREES 14'30" WEST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

B. A CIRCULAR PARCEL HAVING A RADIUS OF 45.00 FEET, HAVING A RADIUS POINT AT SAID REFERENCE POINT "B".



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