

Return Address:



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Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

115293-P

Document Title(s) (for transactions contained therein):	
1.	Road Maintenance Agreement
2.	
3.	
4.	
Reference Number(s) of Documents assigned or released: (on page of documents(s))	
Grantor(s)	
1.	David C Christensen
2.	Karen L Christensen
3.	
4.	
Additional Names on page of document.	
Grantee(s)	
1.	Kevin M Rogge
2.	Margaret L Rogge
3.	
4.	
Additional Names on page of document.	
Legal Description (abbreviated i.e. lot, block, plat or section, township, range)	
Ptn L0ts 1 and 16 Blk 4 Bingham Ac	
Additional legal is on page of document.	
Assessor's Property Tax Parcel/Account Number	
3	P62196 P62211 P62210
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

DECLARATION OF ROAD MAINTENANCE AGREEMENT

This Declaration of Road Maintenance Agreement is made and executed this 31st day of March, 2005, by and between **David C. Christensen and Karen L. Christensen, Kevin K. Rogge and Margaret L. Rogge Edward Maynard and Nancy A. Maynard.**

WHEREAS:

David C. Christensen and Karen L. Christensen, husband and wife are the owners of the real property legally described on Exhibit A attached hereto, which is under Parcel No. **P62211**, and

Kevin K. Rogge and Margaret L. Rogge husband and wife are the owners of the real property legally described on Exhibit A attached hereto which is under Parcel **P-62210**, and

Edward Maynard and Nancy A. Maynard husband and wife and are the owners of the real property legally described on Exhibit A attached hereto which is under Parcel No. **P-62196**, and

WHEREAS:

David C. Christensen and Karen L. Christensen, Kevin K. Rogge and Margaret L. Rogge Edward Maynard and Nancy A. Maynard are the legal owners of the properties legally described on Exhibit A attached hereto and as the legal owners of the properties legally described on Exhibit A attached hereto, each have rights of ingress, egress and utilities as created by various instruments of record across a private road and confirmed herein. Furthermore, the intent of this document is to amend the existing road maintenance agreement recorded on May 24, 1983 under Skagit County Auditor's File number **8305240014**, by adding the Christensen's parcel as described below and confirming their obligation to share in the maintenance costs of said road:

Private Road description

That road running north to south adjacent to the west boundary of lots 1 and 16, Block 4, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington and as delineated on the face of said plat of BINGHAM ACREAGE

Said road also being commonly known as Teak Lane.

Situate in the County of Skagit, State of Washington.

WHEREAS:

The parties hereto wish to confirm a joint and mutual responsibility for the maintenance and repair of said private access road,

NOW THEREFORE:

This declaration hereby establishes and provides that the real properties legally described on Exhibit A benefit from the use of said private access road and all subsequent owners, successors, heirs, administrators and assigns, shall take said property or portion thereof, subject to this Road Maintenance Agreement. The Declarants and each of the subsequent



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administrators and assigns shall proportionately share in the cost and expense of maintaining and repairing in good condition the roadway now in existence and to be improved on said private access road.

The proportional share for maintenance costs of each property legally described on Exhibit A shall be established according to the terms established in the original agreement under Auditor's Number 8305240014.

The decision as to the necessity of maintenance and/or repair shall be by simple majority of the parties thereto, their heirs, administrators, successors and assigns.

This Declaration of Road Maintenance Agreement shall be a covenant running with each of the lands described in Exhibit A, and is made and executed the day, date and year first above written.



David C. Christensen



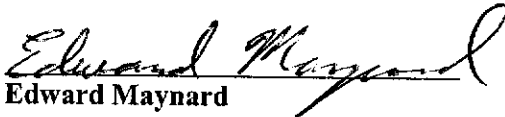
Karen L. Christensen



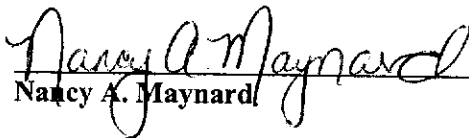
Kevin K. Rogge



Margaret L. Rogge



Edward Maynard



Nancy A. Maynard



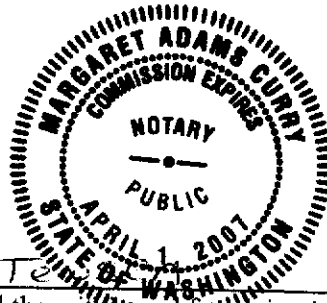
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State of Washington }
County of Skagit } SS.



On this day personally appeared before me

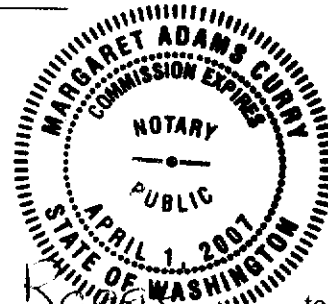
David C + Karen L. Christe, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that ~~he/she~~ they signed the same as ~~he/she/their~~ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 31st day of March, 2005
2004.

Margaret Adams Curry
Notary Public in and for the State of Washington, residing at: Mount Vernon
My appointment expires: 4-1-2007

MARGARET ADAMS CURRY

State of Washington }
County of Skagit } SS.



On this day personally appeared before me

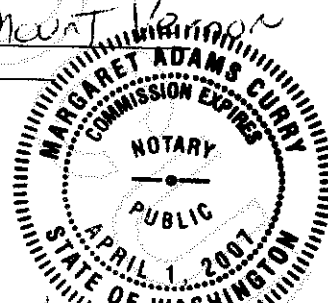
Kevin K + Margaret L. Keenan, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that ~~he/she~~ they signed the same as ~~he/she/their~~ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 31st day of March, 2005
2004.

Margaret Adams Curry
Notary Public in and for the State of Washington, residing at: Mount Vernon
My appointment expires: 4-1-2007

MARGARET ADAMS CURRY

State of Washington }
County of Skagit } SS.



On this day personally appeared before me

Edward + Nancy A Maynard, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that ~~he/she~~ they signed the same as ~~he/she/their~~ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 31st day of March, 2005
2004.

Margaret Adams Curry
Notary Public in and for the State of Washington, residing at: Mount Vernon
My appointment expires: 4/1/2007

MARGARET ADAMS CURRY



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Exhibit A

**CHRISTENSEN
Parcel P62211**

Lot 1 and the West 30.43 feet of Lot 2, Block 5, as measured along the North line of said Lot 2, all in Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH the South ½ of that certain 40 foot unopened County Right-of-Way, as vacated by Order Vacating County Right-of-Way recorded November 15, 2001, under Auditor's File No. 200111150009, which would attach to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

**ROGGE
Parcel P-62210**

Lots 15 and 16, all in Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**MAYNARD
Parcel P-62196**

Lot 1, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

Except the East 50 feet thereof.

Situate in the County of Skagit, State of Washington.



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