

Return Address:



200509010146  
Skagit County Auditor

9/1/2005 Page

1 of

7 3:42PM

LAND TITLE OF SKAGIT COUNTY

117652

Document Title(s) (for transactions contained therein): 1. Declaration of Road Maintenance Agreement 2. 3. 4.
Reference Number(s) of Documents assigned or released: (on page of documents(s)) <p style="text-align: center;">N/A</p>
Grantor(s) 1. Culp, Christa 2. Fischer, William L 3. Fischer, Michael Matthew 4. Fischer, Mary L Additional Names on page of document.
Grantee(s) 1. Public 2. 3. 4. Additional Names on page of document.
Legal Description (abbreviated i.e. lot, block, plat or section, township, range) <p style="text-align: center;">Ptn Gout Lt 2 22-34/</p>
Additional legal is on page of document.
Assessor's Property Tax Parcel/Account Number P 19538 P 19537
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 made this 31st day of AUGUST, 2005, by the undersigned owners and individuals having a record interest in:

Parcel number P19538 as described in Exhibit A and B  
Parcel number P19537 as described in Exhibit C and D

### Witnesseth:

THAT WHEREAS, the undersigned Declarants have ownership and a record interesting the above described property, wherein a private road exists serving the respective properties in their ownership; said easement being found on auditor's file #7905220042, and

THAT WHEREAS, it is desirous that the rights of the various parties hereto to use said road for ingress, egress and utilities purposes be established of record and to be appurtenant to said properties.

### ROAD MAINTENANCE AGREEMENT:

The Declarants hereby establish and provide that individuals benefiting by said easement, and all subsequent owners, successors or assigns, shall take said property, or portion thereof, subject to this road maintenance agreement. The Declarants and each of the subsequent owners, assigns or successors in interest, shall proportionately share in the cost and expense of maintaining and repairing in good condition the road rights of way over and across said private 77.5 foot roadway. The proportionate share of said property owner shall be established by dividing the number of property owners purchasing or holding title to any portion of the benefited property into the cost of maintenance and repair.

The beneficiaries of said roadway shall determine annually, or more frequent as may be necessary, the extent of repairs and maintenance as shall be required and shall determine the extent of said repairs and maintenance to be accomplished. It is understood that the maintenance and repair of said roads is for the benefit of all property owners and the property of any such owner failing to pay his proportionate share as provided herein shall be subject to a lien, an assessment for the proportionate share of such costs; and any other property owner paying the share of a property failing to pay the same shall be entitled to a lien against his property which may be foreclosed in the manner provided for foreclosure of mechanics liens.

### COVENANTS:

The easements and agreements contained herein shall be binding upon the parties herein and their successors and assigns shall be construed as covenants running with the land.

IN WITNESS WHEREOF the parties have affixed their signatures the day, month and year as set forth herein above.

Christa Culp  
CHRISTA E. CULP

William L. Fischer  
WILLIAM L. FISCHER

Michael Matthew Fischer  
MICHAEL MATTHEW FISCHER

Merry L. Fischer  
MERRY L. FISCHER



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State of Washington }  
County of Skagit } SS.

On this day personally appeared before me  
CHRISTA E. CULP, to me known to be the individual(s) described  
in and who executed the within and foregoing instrument, and acknowledged that **he/she/they**  
signed the same as his/her/**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 AUGUST, 2005.

Vera A. Harvey  
Notary Public in and for the State of Washington, residing at: ANACORTES  
My appointment expires: 5-6-08

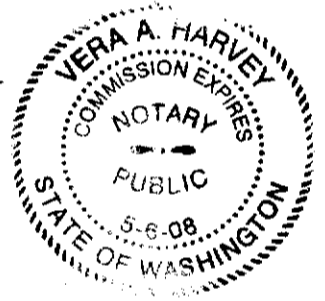


State of Washington }  
County of Skagit } SS.

On this day personally appeared before me  
MICHAEL MATTHEW FISCHER, to me known to be the individual(s) described  
in and who executed the within and foregoing instrument, and acknowledged that **he/she/they**  
signed the same as his/her/**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 AUGUST, 2005.

Vera A. Harvey  
Notary Public in and for the State of Washington, residing at: ANACORTES  
My appointment expires: 5-6-08

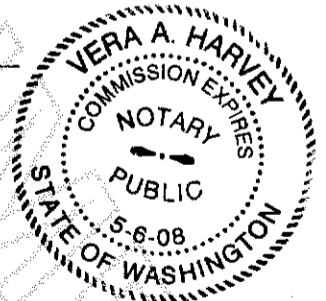


State of Washington }  
County of Skagit } SS.

On this day personally appeared before me  
WILLIAM L. FISCHER & MERRY L. FISCHER, to me known to be the individual(s) described  
in and who executed the within and foregoing instrument, and acknowledged that **he/she/they**  
signed the same as his/her/**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 AUGUST, 2005.

Vera A. Harvey  
Notary Public in and for the State of Washington, residing at: ANACORTES  
My appointment expires: 5-6-08



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Skagit County Auditor

7905220042 REAL ESTATE CONTRACT

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax 1964  
PAID

MAY 22 1979

Amount Paid \$ 1200  
Ruth Wylie, Co. Treas.  
By CR Deputy

THIS CONTRACT, made and entered into this 21st day of April, 1979  
between Eugene M. Fischer and Christine Fischer, his wife

hereinafter called the "seller," and William L. Fischer and Merry L. Fischer, his wife

hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances, in Skagit County, State of Washington:

That portion of Government Lot Two (2), Section Twenty-two (22), Township Thirty-four (34) North, Range One (1) East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said Government Lot 2, which point bears N 0° 09' 00"W, a distance of 678.8 ft., from the Southeast corner of said Government Lot 2; thence N 0° 09' 00"W along the East line of said Government Lot 2, a distance of 130.00 ft. to a point that is 49 rods and three tenths of a ft. (808.8 ft.) North of the Southeast corner of said Government Lot 2; thence S 89° 51' 00"W, a distance of 75.00 ft.; thence S 47° 20' 23"W, a distance of 23.06 ft.; thence S 0° 09' 00"E along a line which is parallel to the East line of said Government Lot 2 and 92.00 ft. West thereof, a distance of 114.42 ft.; thence N 89° 51' 00"E, a distance of 15.00 ft.; thence N 0° 09' 00"W, a distance of 10.00 ft.; thence N 89° 51' 00"E, a distance of 20.00 ft.; thence S 0° 09' 00"E, a distance of 10.00 ft.; thence N 89° 51' 00"E, a distance of 57.00 ft. to the point of beginning.

TOGETHER WITH that portion of the Southeast quarter (SE¼) of the Northeast quarter (NE¼) of Section Twenty-two (22), Township Thirty-four (34) North, Range One (1) East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of Government Lot 2, which point bears N 0° 09' 00"W, a distance of 678.8 ft., from the Southeast corner of said Government Lot 2; thence N 89° 51' 00"E, a distance of 25 ft., more or less, to the West line of the Taylor Road No. 1 of Skagit County Roads; thence Northerly along the West line of said Taylor Road, a distance of 47.50 ft.; thence S 89° 51' 00"W, a distance of 25 ft., more or less, to the West line of said Southeast quarter (SE¼) of the Northeast quarter (NE¼) of said Section 22; thence S 0° 09' 00"E along the East line of said Government Lot 2, a distance of 47.50 ft. to the point of beginning.

This Deed is given subject to a specific Easement over a strip of land ten (10) feet in width, lying five (5) feet on each side of the center-line thereof, the center-line of which easement commences at a point on the East line of said Government Lot 2, which point bears N 0° 09' 00"W, a distance of 77.50 ft., from the Southeast corner of that tract first described above; the center-line then follows a presently existing roadway in a Westerly direction to a point 92.00 ft. West of the East line of said Government Lot 2, which point is on the West line of that tract first described above and which point bears N 0° 09' 00"W, a distance of 71.40 ft. from the Southwest corner of said tract first described above. Said easement is being reserved as a right-of-way to and from that property, Westerly of and adjacent to that tract first described above.

7905220042

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- a. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
- c. Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

Official Records

7905220042

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# Skagit County Assessor Parcel Details

**Parcel Number** P19537      **XrefID** 340122-0-011-0109      **Quarter** 01      **Section** 22      **Township** 34      **Range** 01  
[Zoom to this Parcel on iMap](#)      [View Map of this Section](#)

**Owner Information**  
 FISCHER WILLIAM L  
 15378 ROSARIO VIEW LN  
 Anacortes, Wa 98221

**Site Addresses**  
 15378 ROSARIO VIEW LANE  
 [Old Situs] 167 ROSARIO TERRACE ROAD RD  
 Anacortes, WA 98221

**2005 Value Breakdown**  
**Building Market Value** \$79,500.00  
**Land Market Value** \$146,200.00  
**Total Market Value** \$225,700.00  
**Assessed Value** \$225,700.00  
**Taxable Value** \$225,700.00

**2005 Property Tax Summary**  
**2005 Taxable Value** \$225,700.00  
**General Taxes** \$2,400.09  
**Special Assessments** \$25.87  
**Total Taxes** \$2,425.96

[View Value History](#)

[View Tax Statement](#)

**Legal Description**

PTN GV LT 2 BEG ON E LI LT 2 WH BEARS N 0-09-00 W 678.8FT FR SE C SD LT 2 TH N 0-09-00 W ALG E LI 130FT TAP 808.8FT N OF SE C LT 2 TH S 89-51-00 W 75FT TH S 47-20-23 W 23.06FT TH S 0-0900 E ALG L IPLT E LI LT 2 & 92FT W THOF 114.42FT TH N 89-51-00 E 15FT TH N 0-09-00 W 10FT T HN 89-51-00 E 20FT TH S 0-09-00 E 10FT T HN 89-51-00 E 57FT TPB

<b>Levy Code</b> 1485	<b>Neighborhood</b> GOOD VIEW - MARINE; RES	<b>Land Use Per WAC 458-53-030</b> HOUSEHOLD SFR OUTSIDE CITY
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<b>City District</b> Skagit County	<b>School District</b> SD103	<b>Fire District</b> F11	<b>Utilities</b> PWR-P,WTR-W,SEP
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<b>Year Built</b> 1950	<b>Acres</b> 0.24	<b>Living Area</b> 1176 sq ft	<b>Number Of Rooms</b>	<b>Bdrms</b> 3
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<b>Construction Style</b>	<b>Foundation</b> CONCRETE	<b>Exterior Walls</b> SIDING	<b>Roof Covering</b> COMPOSITION	<b>Roof Style</b> PITCHED
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<b>Interior Finish</b> FULLY FINISHED	<b>Floor Covering</b> CARPET/VINYL	<b>Floor Construction</b> WOOD SUB FLOOR	<b>Plumbing</b> FULL BATH-FIX=6
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<b>Appliances</b>	<b>Heat-AirCond</b> BASEBOARD ELECTRIC	<b>Fireplace</b> WOOD STOVE WITH BRICK WALL COVER
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<b>Sale Deed Type</b> REAL ESTATE CONTRACT	<b>Sale Date</b> 5/1/1979	<b>Sale Price</b> \$12,000.00
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[View Sales History](#)



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# Skagit County Assessor Parcel Details

**Parcel Number** P19538      **XrefID** 340122-0-012-0009      **Quarter** 01      **Section** 22      **Township** 34      **Range** 01  
[Zoom to this Parcel on iMap](#)      [View Map of this Section](#)

**Owner Information**  
 CULP CHRISTA E  
 FISCHER MICHAEL MATTHEW  
 1611 14TH STREET  
 Anacortes, Wa 98221

**Site Addresses**  
 15392 ROSARIO VIEW LANE  
 [Old Situs] 165 ROSARIO TERRACE ROAD RD  
 Anacortes, WA 98221

**2005 Value Breakdown**  
**Building Market Value** \$114,500.00  
**Land Market Value** \$154,800.00  
**Total Market Value** \$269,300.00  
**Assessed Value** \$269,300.00  
**Taxable Value** \$269,300.00

**2005 Property Tax Summary**  
**2005 Taxable Value** \$269,300.00  
**General Taxes** \$2,863.74  
**Special Assessments** \$25.94  
**Total Taxes** \$2,889.68

[View Value History](#)

[View Tax Statement](#)

**Legal Description**

ACRES 0.47, ALL THAT PORTION OF GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 2, WHICH POINT BEARS NORTH 0 DEGREES 09'00" WEST, A DISTANCE OF 658.80 FEET, FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89 DEGREES 51'00" WEST, A DISTANCE OF 92.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89 DEGREES 51'00" WEST, A DISTANCE OF 189.00 FEET; THENCE NORTH 0 DEGREES 09'00" WEST, A DISTANCE OF 61.23 FEET; THENCE NORTH 18 DEGREES 31'00" EAST, A DISTANCE OF 93.70 FEET; THENCE NORTH 89 DEGREES 51'00" EAST, A DISTANCE OF 41.01 FEET; THENCE SOUTH 0 DEGREES 09'00" EAST A DISTANCE OF 55.00 FEET; THENCE NORTH 89 DEGREES 51'00" EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 47 DEGREES 20'23" EAST, A DISTANCE OF 58.33 FEET; THENCE SOUTH 00 DEGREES 09'00" EAST, A DISTANCE OF 134.42 FEET TO THE TRUE POINT OF BEGINNING.

**Levy Code** 1485      **Neighborhood** GOOD VIEW - MARINE; RES

**Land Use Per WAC 458-53-030**  
 HOUSEHOLD SFR OUTSIDE CITY

**City District**  
 Skagit County

**School District**  
 SD103

**Fire District**  
 F11

**Utilities**  
 PWR-P,WTR-W,SEP

**Year Built**  
 1950

**Acres**  
 0.47

**Living Area**  
 1476 sq ft

**Number Of Rooms**

**Bdrms**  
 3

**Construction Style**

**Foundation**  
 CONCRETE

**Exterior Walls**  
 WS%60 S%40

**Roof Covering**  
 BKEN INSF

**Roof Style**  
 PITCHED

**Interior Finish**  
 FULLY FINISHED

**Floor Covering**  
 CARPET/VINYL

**Floor Construction**  
 WOOD SUB FLOOR

**Plumbing**  
 2 FULL BATHS-FIX=11

**Appliances**  
 BASIC APPLIANCE SET

**Heat-AirCond**  
 FORCED AIR

**Fireplace**  
 SINGLE 1 STORY



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**Exhibit D**

That portion of Government Lot 2, Section 22, Township 34 North, Range 1 East W.M., described as follows:

Beginning at a point on the East line of said Government Lot 2, which point bears North 0°09'00" West, a distance of 658.80 feet from the Southeast corner of said Government Lot 2;  
thence South 89°51'00" West, a distance of 92.00 feet to the true point of beginning of this description;  
thence continuing South 89°51'00" West, a distance of 189.00 feet;  
thence North 0°09'00" West a distance of 61.23 feet;  
thence North 18°31'00" East, a distance of 93.70 feet;  
thence North 89°51'00" East a distance of 41.01 feet;  
thence South 0°09'00" East a distance of 55.00 feet;  
thence North 89°51'00" East a distance of 75.00 feet;  
thence North 47°20'23" East a distance of 58.33 feet;  
thence South 0°09'00" East a distance of 134.42 feet to the true point of beginning,

EXCEPT that portion thereof reserved for roadway and described as follows:

Beginning at the true point of beginning of said tract first described herein above;  
thence North 0°09'00" West a distance of 10.00 feet to the true point of beginning of this roadway centerline description;  
thence South 89°51'00" West a distance of 96.10 feet;  
thence North 66°41'00" West a distance of 101.28 feet to a point on the West line of said tract first described herein above.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor