

FILED FOR RECORD AT THE REQUEST OF  
AND WHEN RECORDED MAIL TO:

Gregory J. Wilson  
Wilmoor Development Corporation  
16981 Redmond Way  
Redmond, WA 98052



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Skagit County Auditor

11/2/2005 Page 1 of 7 11:31AM

FIRST AMERICAN TITLE CO.  
ACCOMMODATION RECORDING ONLY

A86017E

Title of Document: Declaration of Reciprocal Easements for Access

Grantor: Wilmoor Development Corporation, a Washington corporation

Grantee: Wilmoor Development Corporation, a Washington corporation

Legal Description: Lots 3 and 4, 24<sup>th</sup> Place Short Plat, recorded with the Auditor of Skagit County on Dec. 4, 2003, under Skagit County Recording No. 200312040141.

Additional on page \_\_\_\_\_

Assessor's Tax Parcel ID#s: Burdened Property: 2121097  
Benefited Property: 2121098

DECLARATION OF RECIPROCAL EASEMENTS FOR ACCESS

This Declaration of Reciprocal Easements for Access (hereinafter "Access Easement") is made as of this 31<sup>st</sup> day of OCTOBER, 2005 by and between Wilmoor Development Corporation, a Washington corporation, ("Grantor"), and Wilmoor Development Corporation, a Washington corporation ("Grantee"), to wit:

ACCESS EASEMENT-1

## RECITALS

A. Wilmoor Development Corporation, a Washington corporation ("Wilmoor") is the owner of the real property legally described on Exhibits A and B that are attached hereto and incorporated herein by reference.

B. As the owner of both tax parcels, Wilmoor desires to grant and impose reciprocal easements on both parcels that will allow subsequent owners of these parcels to access their property. The real property referenced in this Access Easement is also subject to Declaration and Covenants, Conditions, Restrictions, Easements and Reservations that were recorded with the Skagit County Auditor on May 4, 2004, under recording number 200405040021 (the "CC&Rs").

## AGREEMENT

1. **Easement Premises.** Wilmoor, for valuable consideration, hereby grants and imposes upon the real property, a permanent, nonexclusive easement over, across, through and upon the real property legally described on Exhibit C which is attached hereto and incorporated herein by reference ("Easement Premises"). A map illustrating the location of the Easement Premises is attached hereto as Exhibit D and incorporated herein by reference

2. **Use of Easement Premises.** The Easement Premises shall be used for ingress and egress to the two tax parcels.

3. **Road Maintenance.** The terms, conditions and obligations concerning road maintenance in the plat as set forth in the CC&Rs apply to this Access Easement and are hereby incorporated herein as if fully set forth.

4. **Miscellaneous.** This Access Easement contains the entire understanding between the parties and supersedes any prior understanding and agreements between the parties respecting the Access Easement. There are no representations, agreements, arrangements or understandings, oral or written, between and among the parties hereto relating to the subject matter of this Access Easement, which are not fully expressed herein. This Access Easement may be amended only by a writing executed by all parties.

5. **Attorneys' Fees.** In any legal action between the parties hereto to enforce any of the terms of this Access Easement, the prevailing party shall be entitled to recover all its expenses incurred in connection therewith, including reasonable attorneys' fees, including and

ACCESS EASEMENT-2



200511020093  
Skagit County Auditor

in connection with appeals.

6. Running with the Land. This Access Easement shall be recorded with the Skagit County Recorder, shall run with the land described herein, and shall be binding upon the parties, their heirs, successors-in-interest and assigns.

GRANTOR AND GRANTEE:

Wilmoor Development Corporation

By: Gregory J. Wilson  
Its: President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

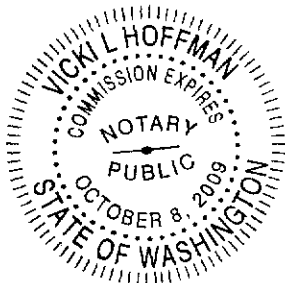
NOV 02 2005

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

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this 31st day of OCTOBER, 2005, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared GREGORY J. WILSON, to me known to be the PRESIDENT of Wilmoor Development Corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and on oath stated that he was authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Vicki L. Hoffman  
Printed Name: VICKI L. HOFFMAN  
NOTARY PUBLIC in and for the State of Washington  
residing at ANACORTES  
My Commission Expires: 10-8-09

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ACCESS EASEMENT-3



200511020093  
Skagit County Auditor

**EXHIBIT "A"**

Lot 3, 24<sup>th</sup> Place Short Plat, City of Anacortes, WA recorded under Skagit County Auditor No. 200312040141.



200511020093

Skagit County Auditor

**EXHIBIT "B"**

Lot 4, 24<sup>th</sup> Place Short Plat, City of Anacortes, WA recorded under Skagit County Auditor No. 200312040141.



200511020093  
Skagit County Auditor

## **EXHIBIT "C"**

The south 10 feet of Lot 3 and the north 10 feet of Lot 4, 24<sup>th</sup> Place Short Plat, City of Anacortes, WA recorded under Skagit County Auditor No. 200312040141.



200511020093

Skagit County Auditor

11/2/2005 Page

6 of

7 11:31AM

