

KNUTZEN GEOFFREY E
HANSON MARY J
9200 5TH AVE NE
Seattle, Wa 98115



200602030186
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

DECLARATION OF ROAD MAINTENANCE AGREEMENT

This Declaration of Road Maintenance Agreement is made and executed this 20th day of JANUARY, 2006, by and between **Geoffrey E. Knutzen and Mary J. Hanson husband and wife; David C. Salkeld and Leslie Salkeld husband and wife and Rick Lee Moore and Doreen L. Moore husband and wife** for maintenance of the existing access road commonly known as **Rasar Drive**.

WHEREAS:

Geoffrey E. Knutzen and Mary J. Hanson husband and wife are the owners of the real property legally described on Exhibit "A" attached hereto which is under Parcel No. **P47480**, and

David C. Salkeld and Leslie Salkeld husband and wife are the owners of the real property legally described on Exhibit "B" attached hereto which is under Parcel No. **P-47481**, and

Rick Lee Moore and Doreen L. Moore husband and wife are the owners of the real property legally described on Exhibit "C" attached hereto which is under Parcel No. **P47460**, and

WHEREAS:

David C. Salkeld and Leslie Salkeld husband and wife are the owners of the following described property on Exhibit "B" and **Rick Lee Moore and Doreen L. Moore husband and wife** are the owners of the following described property on Exhibit "C", for which **Geoffrey E. Knutzen and Mary J. Hanson husband and wife** as the legal owners of the properties legally described on Exhibit "A" attached hereto, have existing rights of ingress, egress and utilities as created by various instruments of record and confirmed herein:

Legal description of existing access road

See attached Exhibit D

WHEREAS:

The parties hereto wish to establish a joint and mutual responsibility for the maintenance and repair of said road which serves as access for the three parcels described herein,

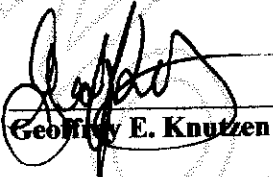
NOW THEREFORE:

This declaration hereby establishes and provides that the real properties legally described on Exhibits "A", "B" and "C" benefit from the use of said property and all subsequent owners, successors, heirs, administrators and assigns, shall take said property or portion thereof, subject to the Road Maintenance Agreement. The Declarants and each of the subsequent owners, successors, heirs, administrators and assigns shall proportionately share in the cost and expense of maintaining and repairing in good condition the roadway now in existence. This agreement does not make any provisions for widening or changing said road.

The proportional share of each property legally described on Exhibits "A", "B" and "C" shall be established by dividing the number of benefited individual parcels in to the cost of maintenance and repair. The shared costs shall be for the portion of said road used exclusively by all three parties. Any portion of said road which serves or is used by only one owner will be maintained solely by that owner.

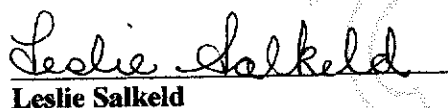
The decision as to the necessity of maintenance and/or repair shall be by simple majority of the parties hereto, their heirs, administrators, successors and assigns.

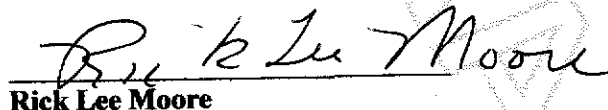
This Declaration of Road Maintenance Agreement shall be a covenant running with each of the lands described in Exhibits "A", "B" and "C", and is made and executed the day, date and year first above written.

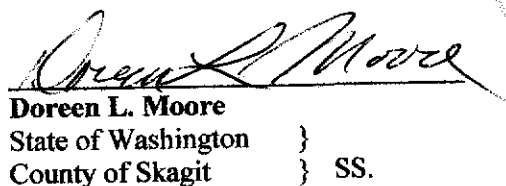

Geoffrey E. Knutzen


Mary J. Hanson


David C. Salkeld

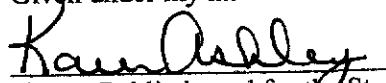

Leslie Salkeld

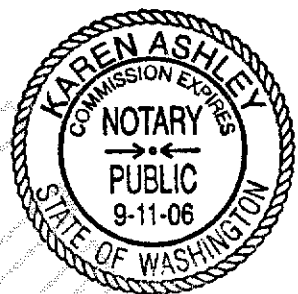

Rick Lee Moore


Doreen L. Moore
State of Washington }
County of Skagit } SS.

On this day personally appeared before me GEOFFREY E. KNUTZEN and MARY J. HANSON, 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 31 day of JANUARY, 2006.

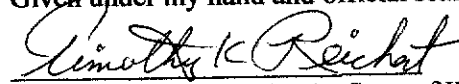

Notary Public in and for the State of Washington, residing at: SEDRO-WOOLLEY
My appointment expires: 9/11/06

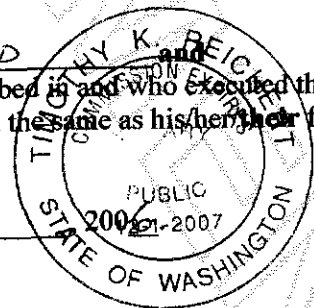


State of Washington }
County of Skagit } SS.

On this day personally appeared before me DAVID SALKELD and LESLIE SALKELD, 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 20TH day of JANUARY, 2006.


Notary Public in and for the State of Washington, residing at: BURLINGTON
My appointment expires: 12-1-2007



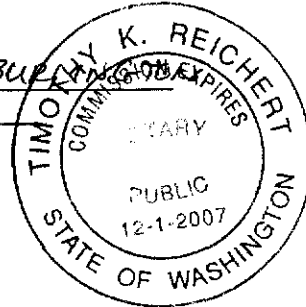
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Skagit County Auditor

State of Washington }
County of Skagit } SS.

On this day personally appeared before me RICK MOORE and
DOREEN MOORE, 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 20TH day of JANUARY, 2006.

Timothy K. Reichert
Notary Public in and for the State of Washington, residing at: BURLEY, IDAHO
My appointment expires: 12-1-2007



State of Washington }
County of Skagit } SS.

On this day personally appeared before me _____ and
_____, 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 _____ day of _____, 200 .

Notary Public in and for the State of Washington, residing at: _____
My appointment expires: _____



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Skagit County Auditor

Exhibit "A"

Knutzen
PARCEL "A":

That portion of the Northwest ¼ of the Northwest ¼ of Section 36, Township 36 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of said Section 36;
thence North 88°59'17" East, along the North line of said Section 36, 864.75 feet to the true point of beginning;
thence South 01°27'00" East parallel with the West line of said Northwest ¼ of Section 36, a distance of 356.33 feet to the Northwest corner of that parcel conveyed by deed recorded on May 30, 1996, under Auditor's File No. 9605300095, records of Skagit County, Washington, to David C. Salkeld and Leslie Salkeld, husband and wife;
thence South 88°59'17" East along the North boundary of said Salkeld Tract, 454.81 feet, more or less, to the Northeast corner of said tract being located on the East line of said Northwest ¼ of the Northwest ¼;
thence North 01°31'00" East along said East line, 356.33 feet, more or less, to the Northeast corner of said Northwest ¼ of the Northwest ¼ of said Section 36;
thence South 88°59'17" West along the North line of said Northwest ¼ of the Northwest ¼, 454.81 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress, egress, and utilities over and across a strip of land 60 feet, more or less, in width located in the Northwest ¼ of the Northwest ¼ of Section 36, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at a point on the West line of said Northwest ¼ of the Northwest ¼ of Section 36, 660.00 feet South of the Northwest corner thereof;
thence North 88°57' East parallel with the North line of said subdivision to a point 340.00 feet West of the East line of said subdivision;
thence South parallel with the East line of said subdivision a distance of 60 feet, more or less, to a point 600.00 feet North of the South line of said subdivision;
thence West parallel to the South line of said subdivision to the West line of said subdivision;
thence North along the West line of said subdivision a distance of 60 feet, more or less, to the point of beginning,

EXCEPT County road along the West line thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

An easement for ingress, egress, and utilities over, under, and across the West 60.00 feet of the property herein described:

That portion of the Northwest ¼ of the Northwest ¼ of Section 36, Township 36 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of said Section 36;
thence North 88°59'17" East, along the North line of said Section 36, 864.75 feet;
thence South 01°27'00" East, parallel with the West line of said Northwest ¼ of Section 36, a distance of 356.33 feet to the true point of beginning;
thence continuing South 01°27'00" East, parallel with the West line of said Northwest ¼ of Section 36, a distance of 303.67 feet;
thence North 88°59'17" East, parallel with said North line of Section 36, 60.00 feet;
thence North 01°27'00" West, parallel with said West line, 208.00 feet;
thence North 88°59'17" East, parallel with said North line, 395.34 feet to the East line of said Northwest ¼ of the Northwest ¼ of Section 36;
thence North 01°31'00" West, along said East line, 95.67 feet;
thence South 88°59'17" West a distance of 454.81 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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Exhibit "B"

Salkeld

PARCEL "A":

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Township 36 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of said Section 36;
thence North $88^{\circ}59'17''$ East, along the North line of said Section 36, 864.75 feet to the true point of beginning;
thence South $01^{\circ}27'00''$ East parallel with the West line of said Northwest $\frac{1}{4}$ of Section 36, a distance of 356.33 feet to the Northwest corner of that parcel conveyed by deed recorded on May 30, 1996, under Auditor's File No. 9605300095, records of Skagit County, Washington, to David C. Salkeld and Leslie Salkeld, husband and wife said point being the true point of beginning; thence continuing South $01^{\circ}27'00''$ East, parallel with the West line of said Northwest $\frac{1}{4}$ of Section 36, a distance of 303.67 feet;
thence North $88^{\circ}59'17''$ East, parallel with said North line of Section 36, 60.00 feet;
South $01^{\circ}27'00''$ East, parallel with the West line of said Northwest $\frac{1}{4}$ of Section 36, a distance of 60.00 feet;
thence North $88^{\circ}59'17''$ East, parallel with said North line, 395.34 feet to the East line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36;
thence North $01^{\circ}31'00''$ West, along said East line, 363.00 feet more or less to the Southeast corner of that parcel conveyed to Geoffrey E. Knutzen and Mary J. Hanson husband and wife by instrument recorded under Auditor's number 200108310128 records of Skagit County ;
thence South $88^{\circ}59'17''$ West along the South line of said Knutzen parcel for a distance of 454.81 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress, egress, and utilities over and across a strip of land 60 feet, more or less, in width located in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at a point on the West line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, 660.00 feet South of the Northwest corner thereof;
thence North $88^{\circ}57'$ East parallel with the North line of said subdivision to a point 340.00 feet West of the East line of said subdivision;
thence South parallel with the East line of said subdivision a distance of 60 feet, more or less, to a point 600.00 feet North of the South line of said subdivision;
thence West parallel to the South line of said subdivision to the West line of said subdivision;
thence North along the West line of said subdivision a distance of 60 feet, more or less, to the point of beginning,

EXCEPT County road along the West line thereof.

Situate in the County of Skagit, State of Washington.



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Exhibit "C"

Moore

Tract 2, Short Plat No. 21-77, being a portion of Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M. and the Northwest $\frac{1}{4}$ in Section 36, Township 36 North, Range 2 East, W.M., approved September 15, 1978, and recorded in Volume 3 of Short Plats, page 19, under Auditor's File No. 887545, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a strip of land 60 feet in width, more particularly described as follows:

Beginning at a point on the West line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 36, 660 feet South of the Northwest corner thereof;
thence North $88^{\circ}57'$ East parallel to the North line of said subdivision to a point 340 feet West of the East line of said subdivision;
thence South parallel to the East line of said subdivision, a distance of 60 feet, more or less, to a point 600 feet North of the South line of said subdivision;
thence West parallel to the South line of said subdivision to the West line of said subdivision;
thence North along the West line of said subdivision, a distance of 60 feet, more or less, to the point of beginning,

EXCEPT County road along the West line thereof.

Situate in the County of Skagit, State of Washington



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Skagit County Auditor

Exhibit "D"

Parcel A

An easement for ingress, egress, and utilities over and across a strip of land 60 feet, more or less, in width located in the Northwest ¼ of the Northwest ¼ of Section 36, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at a point on the West line of said Northwest ¼ of the Northwest ¼ of Section 36, 660.00 feet South of the Northwest corner thereof;
thence North 88°57' East parallel with the North line of said subdivision to a point 340.00 feet West of the East line of said subdivision;
thence South parallel with the East line of said subdivision a distance of 60 feet, more or less, to a point 600.00 feet North of the South line of said subdivision;
thence West parallel to the South line of said subdivision to the West line of said subdivision;
thence North along the West line of said subdivision a distance of 60 feet, more or less, to the point of beginning,

EXCEPT County road along the West line thereof.

Situate in the County of Skagit, State of Washington.

Parcel B

An easement for ingress, egress, and utilities over, under, and across the West 60.00 feet of the property herein described:

That portion of the Northwest ¼ of the Northwest ¼ of Section 36, Township 36 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of said Section 36;
thence North 88°59'17" East, along the North line of said Section 36, 864.75 feet;
thence South 01°27'00" East, parallel with the West line of said Northwest ¼ of Section 36, a distance of 356.33 feet to the true point of beginning;
thence continuing South 01°27'00" East, parallel with the West line of said Northwest ¼ of Section 36, a distance of 303.67 feet;
thence North 88°59'17" East, parallel with said North line of Section 36, 60.00 feet;
thence North 01°27'00" West, parallel with said West line, 208.00 feet;
thence North 88°59'17" East, parallel with said North line, 395.34 feet to the East line of said Northwest ¼ of the Northwest ¼ of Section 36;
thence North 01°31'00" West, along said East line, 95.67 feet;
thence South 88°59'17" West a distance of 454.81 feet, more or less, to the true point of beginning.



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