



200801150092
Skagit County Auditor

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NON-EXCLUSIVE EASEMENT
AND
MAINTENANCE DECLARATION

THE DECLARATION made and entered into this 31st day of December, 2007, by the undersigned owner and other persons (hereinafter known as DECLARANTS) have an interest in the real property described in Exhibit A, comprising all of that certain Skagit County Short Plat Number 04-0575 (hereinafter known as SHORT PLAT), and a parcel of Land in Sec 36, Township 33N, Range 4E, East of the Willamette Meridian

WITNESSTHETH: Herbert + Nancy Wiseman

WHEREAS, the undersigned DECLARANTS have ownership and recorded interest in the property described in Exhibit A wherein an unnamed private road (hereinafter known as PRIVATE ROAD) ESISTS SERVING THE RESPECTIVE PARCELS DESCRIBED IN THE short plat, AND THE Parcel described on Exhibit "B". P17855, P17849

WHEREAS, DECLARANTS desire to establish of record the rights of their successors and assigns to use said PRIVATE ROAD for ingress, egress and utility purposes appurtenant to the respective lots described in the SHORT PLAT AND THE Parcel described on Exhibit "B".

WHEREAS DECLARANTS intent to require the present and future owners of Lots 1, 2 and 3 of said SHORT PLAT and Parcel described on Exhibit "B" to be obligated to share in the cost of labor, materials and equipment required to keep and maintain the said PRIVATE ROAD in a manner reasonably complying with the requirements of the Skagit County Road Standards for Private Roads as it exists on the date of approval of said SHORT PLAT, and

WHEREAS, DECLARANTS desire to establish certain covenants affecting rights to use of said real property now and in the future,

NOW THEREFORE, IT IS HEREBY DECLARED AS FOLLOWS:

1. DECLARANTS hereby make, grant convey and reserve unto themselves, their successors and assigns an easement for ingress, egress, installation and maintenance of roadways and utilities including water, sewer, gas mains, electric power, telephone lines, television cable lines, and storm sewers over, under and across the strip known as PRIVATE ROAD described in and for the benefit of the real property comprising the SHORT PLAT.
2. DECLARANTS hereby establish and private that individuals benefiting by said easement and all subsequent owners, successors or assigns shall take said property, or any portion thereof subject to this road maintenance agreement. The DECLARANTS and each of their subsequent owners, assigns or successors in interest shall proportionately share in the cost of expense in maintaining and repairing in good condition the road rights-of-way over and across the said PRIVATE ROAD

EXHIBIT 'A'

Lots 1, 2 and 3 SHORT PLAT NO. 04-0757

All situated in Skagit County, Washington



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EXHIBIT 'B'

The South Half of the Southeast Quarter of Government Lot 1 in Section 36, Township 33 North, Range 4 East of the Willamette Meridian.

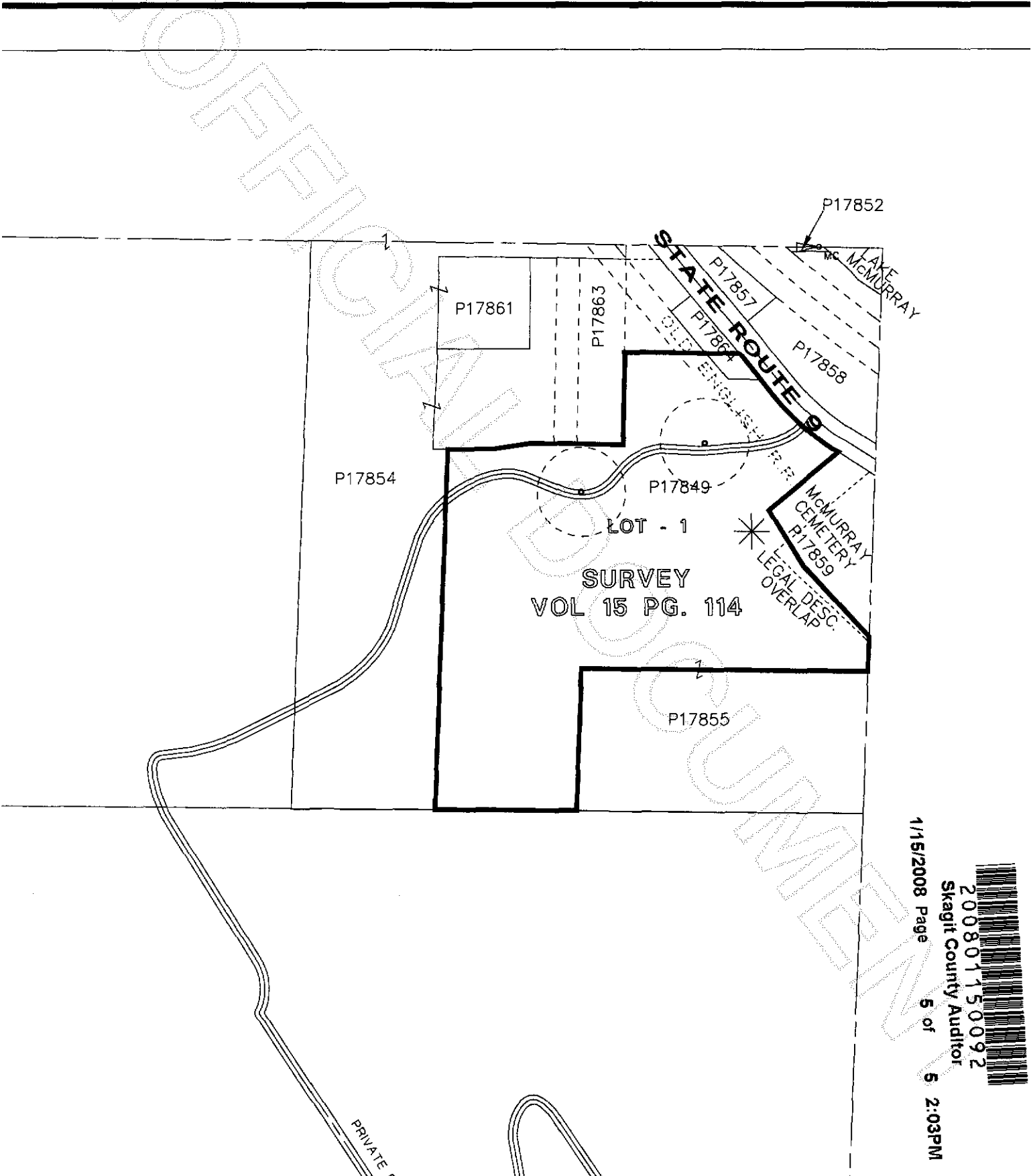
Situated in Skagit County, Washington

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