Return to
Frankie Scott Johnson
Teresa Elizabeth Johnson
POB 173
Rockport, WA 98283



2/21/2008 Page

1 of 16 3:47PM

GUARDIAN NORTHWEST TITLE CO.

M21434
ACCOMMODATION RECORDING ONLY

ROADWAY EASEMENT AND MAINTENANCE AGREEMENT

THIS AGREEMENT is made between Edward E. Watson, III, and Kathryn M. Watson, husband and wife (hereinafter Watson); Jack D. Martin and Mary T. Martin (as her interests may appear); and Rowann K. Wetzel, as her separate property, (hereinafter Martin-1); and Alice M. Martin, as her separate property, and Gladys Martin, heir of Douglas Martin, (hereinafter Martin-2); and Frankie Scott Johnson and Teresa Elizabeth Johnson, husband and wife, (hereinafter Johnson).

Recitals:

A Watson owns property in the Northeast ¼ of the Southeast ¼ and in Government Lot 3 of Section 29, Township 35 North, Range 10 East, W.M., which property is presently taxed as P45647 and P103088, and

Martin-1, owns property in the West ½ of the Southwest ¼ of Section 28, Township 35 North, Range 10 East, W.M., which property is presently taxed as P45604 and P45611, and

Martin-2, owns property in a Northerly portion of the Northwest ¼ of the Southwest ¼ of Section 28, Township 35 North, Range 10 East, W.M. and a portion of the West 60 feet of the East ½ of the Southwest ¼ of Section 28, Township 35 North, Range 10 East, W.M., and

Johnson, owns property in Government Lots 3, 4 and 10 of Section 29, Township 35 North, Range 10 East, which property is taxed as P45620, P45621 and P126367.

- B Said properties are subject to several easements of record including that certain "Roadway Easement And Maintenance Agreement" recorded as Skagit County Auditor's File Number (AFN) 9606030058. The parties hereto desire to extend the easement rights and provisions established by said AFN 9606030058 to Johnson and their property acquired by deed recorded as AFN 200707050122.
- C Watson and Johnson also desire to provide additional easements and provisions between their properties.

- All parties recognize that a full and complete legal description of the easements set forth herein would be better than the descriptions set forth herein. However, in the interests of time and to save the expenses of a complicated survey the parties intend to proceed with the legal descriptions as set forth herein.
- E Watson, Martin-1, and the Martin-2 hereby convey to Johnson easements for ingress, egress and utilities over, across and under the three following parcels designated M. N and O:
- M: The West 60 feet of said East ½ of the Southwest ¼ of Section 28, Township 35 North, Range 10 East, W.M., Except those portions of said West 60 feet owned by Kenneth Perrigoue and Velma Perrigoue.
- N: A 20-foot wide strip of land centered on the existing roadway described on said AFN 9606030058 running from the North line of the above described West 60 feet across the Northwest ¼ of the Southwest ¼ of Section 28, Township 35 North, Range 10 East, W.M. to the West line of said subdivision.
- O: The East 20 feet of that portion of the Northwest ¼ of the Southwest ¼ of Section 28, Township 35 North, Range 10 East, W.M. lying Southerly of the existing roadway described as Parcel N hereinabove, in order that Johnson can establish an easement without crossing the Perrigoue owned property.
- F Watson hereby conveys to Johnson a non-exclusive easement for ingress, egress and utilities over, across and under the following parcel designated P:
- P: A 20-foot wide strip of land centered on the existing roadway across a Northeasterly portion of the Watson Property in the Northeast ¼ of the Southeast ¼ of Section 29, Township 35 North, Range 10 East, W.M. and approximately the South 60 feet of the Watson property in Government Lot 3 of said Section 29, to a point far enough North of the Watson existing gate that the Johnson can erect their own gate just Northerly of said Watson gate in the common fence line between the Watson and Johnson properties in said Government Lot 3.
- G Johnson hereby conveys and quit claims to Watson a non-exclusive easement for ingress and egress over and across the following parcel designated Q:
- Q: A 20-foot wide strip of land in that portion of Government Lot 3 of Section 29, Township 35 North, Range 10 East, W.M. owned by Johnson that is currently used by Watson as a roadway running Southwesterly from the Watson existing gate described in Parcel P above.
- H The herein described agreements and easements are conveyed without monetary consideration.
- I All parties hereto agree to convey and/or accept the easements described herein subject to all relevant terms and provisions of said AFN 9606030058.



- Additionally Johnson covenants and agrees that they will NOT convey any of the easements established herein for their benefit to Jack D. Martin and Mary T. Martin, husband and wife, and said Jack D. Martin and Mary T. Martin agree that they will make no claim to any Easement established herein across the Watson property.
- No provision herein is intended to modify any existing agreement or easement not described herein and no such additional easement is abandoned by the recording of this "Roadway Easement and Maintenance Agreement".

Dated: February 1, 2008.	
	Kathryn M. Watson
Edward E. Watson III	Káthryn M. Watson
Jack D. Martin	Mary T. Martin
Rowann K. Wetzel	
Alice M. Martin	Gladys Martin
Frankie Scott Johnson	Teresa Elizabeth Johnson

ATE OF WASHINGTON, ss.		ACKNOWL	EDGMENT - Individual
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On this day personally appeared before me	Kathryn M. Wh	itsen	·
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200802210096 Skagit County Auditor

This jurat is page _____ of ____ and is attached to

- Additionally Johnson covenants and agrees that they will NOT convey any of the easements established herein for their benefit to Jack D. Martin and Mary T. Martin, husband and wife, and said Jack D. Martin and Mary T. Martin agree that they will make no claim to any Easement established herein across the Watson property.
- K No provision herein is intended to modify any existing agreement or easement not described herein and no such additional easement is abandoned by the recording of this "Roadway Easement and Maintenance Agreement".

Dated: February 15, 2008.	
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Edward E. Watson III	Kathryn M. Watson
Jack D. Martin	Mary T. Martin
Rowann K. Wetzel	
Alice M. Martin	
Frankie Scott Johnson	Teresa Elizabeth Johnson

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e the individual(s) described in and who executed th	e within and foregoing instrument, and acknowledged that	
	d voluntary act and deed, for the uses and purposes therein	
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GIVEN under my hand and official seal this	5th day of February	<u></u>
TREVOR A. HUISH		_
NOTARY PUBLIC - ARIZO	NA CA	
MARICOPA COUNTY My Commission Expires		
May 17, 2009	Notary Public in and for the State of Washingt	on,
A STATE OF THE STA	residing at	
	My appointment expires 5/17/200	9
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e the individual(s) described in and who executed the	Notary Public in and for the State of Washing residing at	mentioned.

200802210096 Skagit County Auditor

This jurat is page _____ of ____ and is attached to ___

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- K No provision herein is intended to modify any existing agreement or easement not described herein and no such additional easement is abandoned by the recording of this "Roadway Easement and Maintenance Agreement".

Dated: February 20th, 2008.	
Edward E. Watson III	Kathryn M. Watson
Jack D. Martin	Mary T. Martin
Rowann K. Wetzel	+ 1900 1 manting
Alice M. Martin	Hadys Martin
Frankie Scott Johnson	Teresa Elizabeth Johnson

STATE OF WASHINGTON, ss.	ACKNOW	LEDGMENT - Individual
County of Skaylt Sss.		
On this day personally appeared before me	Gladys Martin	
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o be the individual(s) described in and who executed the	within and foregoing instrument, and acknowle	dged thatS/e
igned the same as her free and	voluntary act and deed, for the uses and purpo	oses therein mentioned.
GIVEN under my hand and official seal this	th day of February	2008
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O'SHMOON O'STEEL		
NOTARY		
PUBLIC \	Daniel Prell	
3-14-2009		of Washington,
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	My appointment expires 3-14-2	2009
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STATE OF WASHINGTON, ss.	A MARION	
County of		
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200802210096 Skagit County Auditor

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- No provision herein is intended to modify any existing agreement or easement not described herein and no such additional easement is abandoned by the recording of this "Roadway Easement and Maintenance Agreement".

Dated: February //, 2008.	
Edward E. Watson III	Kathryn M. Watson
Rowann K. Wetzel	Mary T. Martin
Alice M. Martin	Gladys Martin
Frankie Scott Johnson	Teresa Elizabeth Johnson

STATE OF WASHINGTON,	ACKNOWLE	DGMENT - Individual
County of Skag; + }ss.		
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STATE OF WASHINGTON, ss.	ACKNOWLE	DGMENT - Individual
County of		
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	Notary Public in and for the State of	Washington,
	residing at	
	My appointment expires	
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200802210096 Skagit County Auditor

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- No provision herein is intended to modify any existing agreement or easement not described herein and no such additional easement is abandoned by the recording of this "Roadway Easement and Maintenance Agreement".

Dated: February 19, 2008.	
Edward E. Watson III	Kathryn M. Watson
Jack D. Martin	Mary T. Martin
Rowann K. Wetzel	
Alice M. Martin	Gladys Martin
Frankie Scott Johnson	Teresa Elizabeth Johnson



STATE OF WASHINGTON, County of HUGE Ss.	ACKNOWLEDGMENT - Individual
On this day personally appeared before me	Many T. Marin and Jack D. to me known
to be the individual(s) described in and who executed	the within and foregoing instrument, and acknowledged that
signed the same as free a	and voluntary act and deed, for the uses and purposes therein mentioned.
GIVEN under my hand and official seal this	14 day of Febr Vary 2008
Notary Public State of Washington MARISOL E RODRIGUEZ My Appointment Expires Dec 21, 3	Notary Public in and for the State of Washington, residing at
	My appointment expires December 21,2010
STATE OF WASHINGTON, County of	ACKNOWLEDGMENT - Individual
On this day personally appeared before me	to me known
to be the individual(s) described in and who executed	the within and foregoing instrument, and acknowledged that
	and voluntary act and deed, for the uses and purposes therein mentioned.
GIVEN under my hand and official seal this	day of
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	Notary Public in and for the State of Washington, residing at
	My appointment expires

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200802210096 Skagit County Auditor 08 Page 12 ~

- Additionally Johnson covenants and agrees that they will NOT convey any of the easements established herein for their benefit to Jack D. Martin and Mary T. Martin, husband and wife, and said Jack D. Martin and Mary T. Martin agree that they will make no claim to any Easement established herein across the Watson property.
- No provision herein is intended to modify any existing agreement or easement not described herein and no such additional easement is abandoned by the recording of this "Roadway Easement and Maintenance Agreement".

Dated: February 25, 2008.	
Edward E. Watson III	Kathryn M. Watson
Jack D. Martin	Mary T. Martin
Rowann K. Wetzel Clice M. Martin	
Alice M. Martin	Gladys Martin
Frankie Scott Johnson	Teresa Elizabeth Johnson

STATE OF WASHINGTON,		ACKNOWLEDGMEN	T - Individual
County of Shuhemish }ss.			
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200802210096 Skagit County Auditor

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2/21/2008 Page

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- No provision herein is intended to modify any existing agreement or easement not described herein and no such additional easement is abandoned by the recording of this "Roadway Easement and Maintenance Agreement".

Dated: February 1 2008.	
Edward E. Watson III	Kathryn M. Watson
Jack D. Martin	Mary T. Martin
Rowann K. Wetzel	
Alice M. Martin From Joseph Johnson	
Frankie Scott Johnson	Teresa Kligareth Johnson



TATE OF WASHINGTON,	ACKNOWLEDGMENT - Individual
ounty of 5 Kaggit 1 ss.	
On this day personally appeared before me	Frankie S Johnson
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be the individual(s) described in and who exec	cuted the within and foregoing instrument, and acknowledged that
	free and voluntary act and deed, for the uses and purposes therein mentioned.
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Notary Public State of Washington	
GRETCHEN A THOMAS My Appointment Expires Apr 24, 2	010
	- Mott all
Taryon S	Notary Public in and for the State of Washington,
	residing at
	My appointment expires 4-24-2010
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TATE OF WASHINGTON, ss.	ACKNOWLEDGMENT - Individua
County of Skagit 1st.	
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	is 11 day of February 2009
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Notary Public	
State of Washington	
GRETCHEN A THOMAS My Appointment Expires Apr 24	. 2010 4 4 0 9/1
	Mille Herry
	Notary Public in and for the State of Washington, residing at
	My appointment expires 4-24-2010
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This jurat is page _____ of ____ and is attached to _____

200802210096 Skagit County Auditor

2/21/2008 Page