



200807220042
Skagit County Auditor

7/22/2008 Page 1 of 2 10:34AM

After recording return document to:

Jason Lenz
P. O. Box 868
Stanwood, WA 98292

Document Title: Non-Exclusive Easement & Maintenance Declaration

Reference No. of Related Document: PL07-0318

Grantors: Jason Lenz

Additional Grantors:

Grantee: Owners, Successors & Assigns of Lots A and B of PL07-0318

Additional Grantees on Page of Document.

Abbreviated Legal Description: SE1/4 of the NE1/4 of Sec. 26, Twp. 36, Rng 4 E.WM

Assessor's Parcel No. 125887

NON-EXCLUSIVE EASEMENT AND
MAINTENANCE DECLARATION FOR
ROAD AND INFILTRATION POND

THIS DECLARATION, made and entered into this 9th day of June, 2007
by JASON LENZ, Owner of the following described respective parcel, situate in Skagit
County, Washington;

Lot 1, "PLAT OF RIVER VALLEY ESTATES", (Long Plat No. PL05-0201), as
recorded February 13, 2007, under Auditor's File No. 200702130030, records of
Skagit County, Washington.

THE DECLARANTS under this declaration do hereby declare that a Non-Exclusive
Easement for ingress, egress and utilities over, under and through a sixty (60) foot wide
strip of land was recorded under Skagit County Auditor's File No. 200702130031 on the
13th day of February, 2007, and a 50-foot by 110-foot drainage and infiltration pond in the
above-described property, for the benefit of the owners and future owners of Lots A and B,
situated within Skagit County Administrative Long Plat No. PL07-0318, recorded on
July 22, 2008 under Skagit County Auditor's File No. 200807220039.

Declarants further provide that this property access is perpetual and SUBJECT TO the right of Declarants to dedicate the roadway to Skagit County as a public County road, all at the exclusive option of Declarants or their successors owning a majority of the Lots.

SAID AND DESCRIBED roadway easement and easement for infiltration pond is more specifically described as follows:

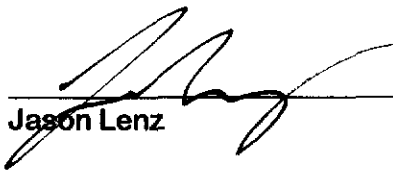
A non-exclusive easement for ingress, egress, roadway, utilities and maintenance purposes over, under and across the parcel listed and described above.

MAINTENANCE OF THE ABOVE DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of Lots A and B of Skagit County CaRD Subdivision No. PL07-0318.

"MAINTENANCE" as used herein shall mean the equal requirement of said Lot owners and their successors in ownership to share the labor and cost to maintain the roadway easement and infiltration pond in a good and workmanlike manner and, so long as Declarants own one or more of the Lots, to the pleasure of the Declarants herein.


FURTHER, THE DECLARANTS, under this declaration acknowledge and grant a perpetual easement for installation of utilities and for all reasonable utility maintenance and servicing requirements, including the right to enter in, cross under, through and over the described easement to provide utility services to each owner of a property within Skagit County Administrative Long Plat Subdivision No. PL07-0318, and any division or refinement thereof, and Declarants specifically grant these rights to, but not limited to, Puget Sound Energy, Verizon, Cable TV and any successors and assigns of said companies.

DATED this 9th day of June, 2008.


Jason Lenz

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

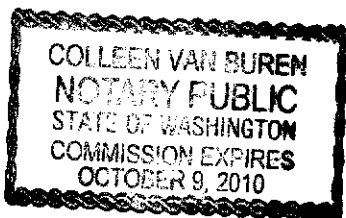
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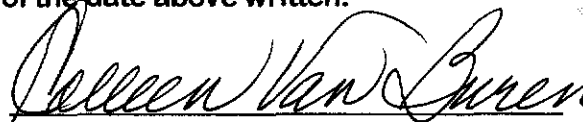
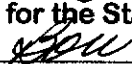
Amount Paid: 0
By:  Skagit Co. Treasurer
City: _____

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this 9th day of June 2008 before me, a Notary Public, personally appeared JASON LENZ, known to me to be the person whose name is subscribed to on this instrument, and acknowledged that he executed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal as of the date above written.




NOTARY PUBLIC in and for the State of
Washington residing at 



200807220042
Skagit County Auditor