



200902090074

Skagit County Auditor

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4 10:38AM

Return to: Skagit Surveyors & Engineers
806 Metcalf Street
Sedro-Woolley, WA 98284
Phone: (360) 855-2121

COVER SHEET

ROAD MAINTENANCE AGREEMENT

GRANTOR: Kirk Wilson and Paula Wilson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

GRANTEE: Kirk Wilson and Paula Wilson

FEB 09 2009

LEGAL DESCRIPTION

PARCEL A:

All that portion of the southeast quarter of the southeast quarter of Section 20, Township 36 North, Range 4 East, W.M., lying west of Humphrey Hill Road.

PARCEL B:

All that portion of the west half of the southwest quarter of Section 21, Township 36 North, Range 4 East, W.M., lying west of Humphrey Hill Road and south of C.C.C. Road, (also known as Parson Creek Road).

ASSESSOR'S PROPERTY TAX PARCEL NUMBER: P49682

ASSESSOR'S PROPERTY TAX ACCOUNT NUMBER: 360420-4-015-0005

Amount paid
By Skagit Co. Treasurer
Deputy

**NON-EXCLUSIVE EASEMENT
AND
MAINTENANCE DECLARATION**

THIS DECLARATION made and entered into this 13th day of August, 2008, Kirk Wilson and Paula Wilson of Skagit County, Washington (hereinafter "Declarants"), as owners of the following described land, situated in Skagit County, Washington:

PARCEL A:

All that portion of the southeast quarter of the southeast quarter of Section 20, Township 36 North, Range 4 East, W.M., lying west of Humphrey Hill Road.

PARCEL B:

All that portion of the west half of the southwest quarter of Section 21, Township 36 North, Range 4 East, W.M., lying west of Humphrey Hill Road and south of C.C.C. Road, (also known as Parson Creek Road).

THE DECLARANTS under this declaration do hereby establish of record a non-exclusive easement for ingress, egress and utilities over, under and through a sixty-foot (60') wide strip of land, for the benefit of the owners and future owners of Lots 1, 2, 3 and 4, situated within Skagit County Short Plat Number 97-0035, recorded under Skagit County Auditor File 200902090073 Records of Skagit County, Washington. 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 is more specifically described as follows:

60-foot right-of-way and 90-foot diameter cul de sac for access and utilities, also known as Maxine Lane shown on Short Plat Number SP 97-0035 recorded under Auditor File records of Skagit County, Washington, Skagit County Auditor's File 200902090073.

MAINTENANCE OF THE ABOVE-DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of Lots 1, 2, 3 and 4.

"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 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 roadway to provide utility services to each owner of a property within Short Plat 97-0035 and any division of refinement thereof, and Declarants specifically grant to, but not limited to, Puget Sound Energy, General Telephone Company, County Cable, and any successors and assigns of said companies.



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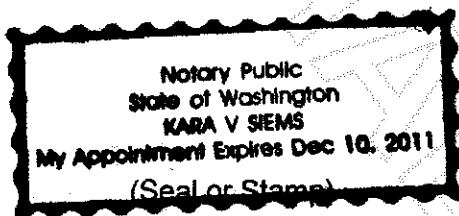
4 10:38AM

DATED the 13th day of August, 2008.

Kirk Wilson
Kirk Wilson
Paula Wilson
Paula Wilson

State of Washington
County of Skagit

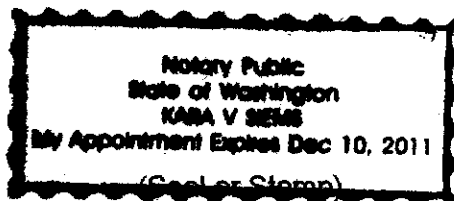
I certify that I know or have satisfactory evidence that Kirk Wilson is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.



Dated 8/13/08
[Signature]
Signature
Notary
Title
My appointment expires 12/10/2011

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Paula Wilson is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.



Dated 8/13/08
[Signature]
Signature
Notary
Title
My appointment expires 12/10/2011

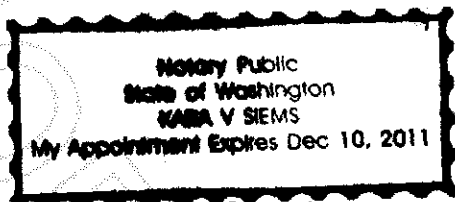
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Kirk Wilson is the person who appeared before me, and said person acknowledged that (he/she)



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signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

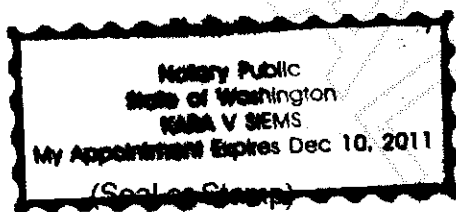


(Seal or Stamp)

Dated 8/13/08
Signature [Handwritten Signature]
Notary
Title
My appointment expires 12/10/2011

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Paula Wilson is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.



(Seal or Stamp)

Dated 8/13/08
Signature [Handwritten Signature]
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