



201002160183

Skagit County Auditor

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

2/16/2010 Page 1 of 4 2:52PM

Lance J. Campbell
22830 Gunderson Road
Mount Vernon, WA 98273

Grantor (s): Lance J. Campbell and Jamie E. Campbell, husband and wife
Grantee (s): Lance J. Campbell and Jamie E. Campbell, h and w, their successors and assigns
Additional Grantor (s) on page (s):
Additional Grantee (s) on page (s):
Abbreviated Legal: Lots 1 & 2, Short Plat PL09-0085, Lot 2, Short Plat PL04-0576 & NW ¼ SE ¼
SE ¼ S-14 T-34 N R-4 EWM
Additional Legal on page (s):
Assessor's Tax Parcel No.'s: P123056, P123057, P24768
Prior Easements Voided & Nullified: Auditor's File Numbers: 200708310186, 200505130190

AMENDED DECLARATION OF EASEMENT

THIS DECLARATION is made and executed effective 1-27-10, by Lance J. Campbell & Jamie E. Campbell, h/w ("Declarants"), the owners of the following described real property which is the subject hereof, located in Skagit County, Washington:

Lots 1, 2 and 3 of Short Plat PL09-0085, approved February 16, 2010, recorded on February 16, 2010 under Skagit County Auditor's File No. 201002160178, being a portion of the Northeast ¼ of the Southeast ¼ of Section 14, Township 34 North, Range 4 East, W.M., aka Lot 1 of Short Plat PL04-0576;

AND Lot 2 of Short Plat PL04-0576, approved May 12, 2005, recorded May 13, 2005 under Skagit County Auditor's File No. 200505130191, being a portion of the Northeast ¼ of the Southeast ¼ of said Section 14.

AND The Northwest ¼ of the Southeast ¼ of the Southeast ¼ of said Section 14.

I. EASEMENT SERVING LOT 1 OF SHORT PLAT PL09-0085.

- A. The Declarants do hereby establish of record an easement for ingress, egress and utilities for the construction, maintenance, operation, repair and replacement of individual septic drainfield system upon Lot 3 of said S/P PL09-0085 for the benefit of Lot 1 of said Short Plat No. PL09-0085 in the approximate location and dimension as depicted upon the face of said plat. It shall be the sole responsibility of the owner of Lot 1 to repair or replace any damaged or disturbed improvements to Lot 3 in a reasonable period of time.

II. EASEMENT SERVING LOT 2 OF S/P PL09-0085 AND LOT 2 OF S/P PL04-0576.

- A. The Declarants do hereby establish of record an easement for ingress, egress and utilities and for the construction, maintenance, operation, repair and replacement of individual septic systems for the benefit of Lot 2 of said Short Plat No. PL09-0085 and Lot 2 of said Short Plat No. PL04-0576.
- B. In consideration of declaring this easement, the Declarants do declare the ingress, egress and septic drainfield system easements over the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 14 as executed by Terry Annema and Carol Annema, h/w by that instrument dated 3-12-05 and recorded 5-13-05 under Skagit County Auditor's File No. 200505130190 and as executed by Lance J. Campbell and Jamie E. Campbell, h/w by that instrument dated 8-31-07 and recorded 8-31-07 under Skagit County Auditor's File No. 200708310186 are hereby eliminated and declared to be null and void.
- C. The property that is subject to the easements as herein created is described as follows, with the exception of Parcel "D" which further limits said ingress and egress thereto for septic drainfield related activities:

PARCEL "A":

The West 60 feet and the East 20 feet of the West 80 feet of the South 10 feet of Lot 3 of Short Plat No. PL09-0085, approved February 16, 2010, recorded February 16, 2010 under Skagit County Auditor's File No. 201002160178

PARCEL "B":

The West 60 feet and the East 20 feet of the West 80 feet of the North 50 feet of Lot 2 of Short Plat No. PL04-0576, approved May 12, 2005, recorded May 13, 2005 under Skagit County Auditor's File No. 200505130191;

PARCEL "C":

The West 20 feet of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 34 North, Range 4 East, W.M.;

PARCEL "D":

AND that portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;

Thence North $89^{\circ}35'05''$ West along the South line of said subdivision a distance of 645.30 feet, more or less, to the East line of the West 20 feet of said subdivision described hereinabove;

Thence North $01^{\circ}21'56''$ West along the East line of said West 20 feet, a distance of 20.01 feet;

Thence South $89^{\circ}35'05''$ East parallel to the South line of said subdivision, a distance of 242.08 feet;

Thence North $09^{\circ}35'39''$ East, a distance of 114.92 feet;

Thence North $73^{\circ}43'18''$ East, a distance of 124.22 feet;

Thence North $16^{\circ}16'42''$ West, a distance of 24.37 feet;



201002160183
Skagit County Auditor

Thence North 73°43'18" East, a distance of 257.60 feet, more or less, to a point 20.00 feet Westerly of, when measured at right angles to, the East line of said subdivision;
Thence North 01°06'45" West along a line 20.00 feet Westerly of and parallel to the East line of said subdivision, a distance of 388.55 feet, more or less, to the North line of said subdivision;
Thence South 89°35'15" East along the North line of said subdivision, a distance of 20.01 feet to the Northeast corner of said subdivision;
Thence South 01°06'45" East along said East line of said subdivision a distance of 655.12 feet, more or less, to the Point of Beginning.

IT IS FURTHER DECLARED AS FOLLOWS:

1. The provisions and requirements of the above-referenced Short Plats shall be fully incorporated herein by reference, to the extent that same are not inconsistent with the provisions of this declaration.
2. With the exception of Lot 1 and 3 of S/P PL09-0085, it is the intention of the Declarants to provide for septic systems and/or reserve systems for a total of five residences as follows: Five 4-bedroom homes under the current requirements of the applicable governmental authority or authorities, except that two of these five residences have temporary permits in effect which provide for up to 5-bedroom homes for which septic drainfield system designs have been previously approved by Skagit County and are currently on record therewith as Onsite Sewage Permit No's. SW05-0314 (expires 6-26-10) and SW 08-0251 (expires 7-09-13). Contact Skagit County for information regarding these permits and the specific lots for which they serve. In the event the dimensions or locations of the systems as hereinabove set forth are not sufficient to gain approval by such authorities, the dimensions and/or locations of the system or systems shall be altered to the extent reasonably necessary to obtain such approval, and an instrument amending this declaration setting forth the altered dimensions and/or location of easements encompassing the system(s) shall be executed and recorded.
3. It is also the intention of the Declarants that, of the five residences referred to in paragraph 2 hereinabove, that they provide for: up to two four (4) bedroom home septic systems and reserve systems within the easement area described herein serving the Northwest ¼ of the Southeast ¼ of the Southeast ¼ of said Section 14 (tax Parcel P24768); and up to one four bedroom home septic system and reserve system within the easement area described herein serving Lot 2 of said S/P PL09-0085.
4. It is also the intention of the Declarants that the sole purpose of the use of the easement described as Parcel "D" hereinabove be limited to septic drainfield purposes.
5. Furthermore, it is the intention of the Declarants that the septic systems may be designed for additional bedrooms (5 bedrooms or more) if, at the expense of the applicant, there is qualified proof that such design shall not impact any existing and/or proposed septic drainfield systems or reserve areas subject to this easement.



201002160183
Skagit County Auditor

EXECUTED effective on the date first set forth above.

Lance J. Campbell 1-27-10
LANCE J. CAMPBELL (date)

Jamie Campbell 1-27-10
JAMIE E. CAMPBELL (date)

STATE OF WASHINGTON }
COUNTY OF SKAGIT } S.S.

On this day personally appeared before me Lance J. Campbell and Jamie E. Campbell, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

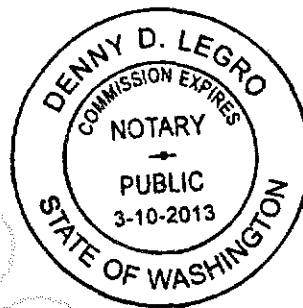
GIVEN under my hand and official seal this 27TH day of JANUARY, 2010.

[Signature]

Notary Public in and for the State of Washington

Residing at MOUNT VERNON

My commission expires: 3-10-13



assessment
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 16 2010

Amount Paid \$ 6
By man Skagit Co. Treasurer Deputy

