



201207130074

Skagit County Auditor

7/13/2012 Page

1 of

3 3:24PM

Name: Ken DickmanAddress: 417 37th ST.City and State: Astoria, WA. 98221

Tax Account Numbers: P123063 and 123064

GUARDIAN NORTHWEST TITLE CO.

Legal: (abbrev.): Lots A &amp; B of Record of Survey 200506070001

M9656

ACCOMMODATION RECORDING ONLY

**Declaration of Access Utility EASEMENT**

LAURA

THE GRANTOR: SCOTT DICKMAN and ~~LAURA~~ DICKMAN, husband and wife; and KEN DICKMAN and VIVIAN DICKMAN, husband and wife, owners of certain property known as Lots A and B of that certain Survey recorded under Auditor's File Number 200506070001, hereby makes this Declaration, Covenant or Dedication regarding those certain rights of ingress, egress and utilities shown on the face of said recorded Survey, and hereafter the Declarants:

To the owner of Lot A (Ken and Vivian Dickman), their successors and assigns:

A non-exclusive easement for ingress, egress and utilities over, across and under the North 30 feet of Lot B, which lies Westerly of the Easterly line of that certain "Traveled Way" delineated on said Survey traversing generally from the Northerly line of said Lot B to the Southerly line thereof, also over said Traveled Way in said Lot B, and also over the South 16 feet of said Lot B Westerly from said Traveled Way to the East Line of Lot B

Said easement specifically grants and conveys rights to repair, maintain and replace such constructed roads and utilities, being the facilities, whether on the surface or sub-surface for their quiet use and benefit of said Owners of Lot A, their heirs, assigns and successors in interest in their occupancy and usage of the their property, being Lot A of said recorded Survey.

Owner of Lot A agrees to reasonably notify the Owner of Lot B, their heirs, assigns and successors in interest to the said property being Lot B (presently Scott and Laura Dickman) of an intent to repair, maintain or replace said facilities.

Either Owner of said Lots A or B may grant authority to any utility or governmental entity and their respective agents to install, lay, construct, renew, operate and maintain underground conduits, cables, piping and wires with necessary facilities and other equipment for the purpose of serving grantees property with the right to enter upon, during and after such necessary activities.

Owner of Lot A, their successors and assigns will make every reasonable accommodation to the other, his heirs, assigns and successors in interest and in an effort to quickly restore the landscaping back its original condition in a workmanship like manner after such construction, installation and maintenance is completed on their part.

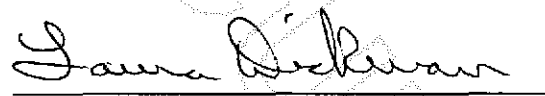
Each Party or Declarant, their successors and assigns agrees to indemnify and hold harmless the other Party from any and all claims for injuries and/or damages suffered by any person which may be caused by that party's exercise of the rights herein granted; provided, that each party shall not be responsible to the other for any injuries and/or damages to any person cause by acts or omissions of such other party.

Owner of Lot B reserves the right to use the property affected by this dedicated easement for purposes not inconsistent with the rights herein granted, provided: that the other Party shall not construct or maintain any building or other structure on the property affected which would interfere with the exercise of the easement rights granted; that no digging, tunneling or other form of construction activity shall be done on the affected property which would disturb the compaction or unearh the other owner's facilities on the affected strip, or endanger the lateral support of said facilities.

The rights and obligations of the parties shall inure to the benefit of and be binding upon their respective successors and assigns.

Declarants:

  
SCOTT DICKMAN

  
LAURA DICKMAN

  
KEN DICKMAN

  
VIVIAN DICKMAN



201207130074

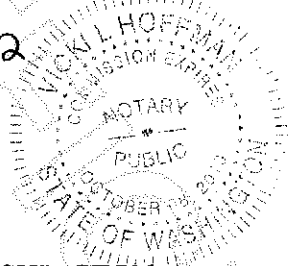
Skagit County Auditor

STATE OF WASHINGTON  
COUNTY OF Skagit

} SS

I certify that I know or have satisfactory evidence that SCOTT DICKMAN AND LAURA DICKMAN.. are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-13-12



Vicki L. Hoffman

Notary Public in and for the State of Washington  
Residing at A

ANACORTES

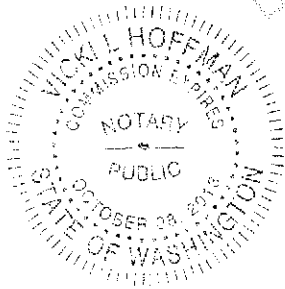
My appointment expires: 10-8-13

STATE OF WASHINGTON  
COUNTY OF Skagit

} SS

I certify that I know or have satisfactory evidence that KEN DICKMAN AND VIVIAN DICKMAN.. are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-11-12



Vicki L. Hoffman

Notary Public in and for the State of Washington  
Residing at

ANACORTES

My appointment expires: 10-8-12

Release  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 13 2012

Amount Paid \$  
Skagit Co. Treasurer  
By MF Deputy



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Skagit County Auditor