

AFTER RECORDING SEND TO:

Hoyer Homes, LLC
1801 Grove St., Unit B
Marysville, WA 98270



Skagit County Auditor

\$147.00

7/25/2013 Page

1 of

4 3:26PM

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

CHICAGO TITLE
620019670-M

JUL 25 2013

Document Title

Amount Paid \$
Skagit Co. Treasurer
By *mm* Deputy

Declaration of Exclusive Use Easement and Maintenance Agreement

Grantor

Hoyer Homes, LLC, owner of Lot 1, City of Anacortes Short Plat No. SP-06-009 as approved August 24, 2007 and recorded September 5, 2007, under Auditor's File No. 200709050035 records of Skagit County, Washington.; being a portion of Northeast quarter of the Southwest quarter of Section 30, Township 35 North, Range 2 East, W.M. Situated in Skagit County, Washington

Grantee:

Thomas C. and Virginia L. Tiland, Husband and Wife owners of the south 130 feet of the east 80 feet of the west 160 feet of the east half of the northwest quarter of the northeast quarter of the southwest quarter of Section 30. Township 35 North, Range 2 East, of the Willamette Meridian; Except the south 30 feet thereof conveyed to the city of Anacortes for street purposes, by instrument recorded under Auditor's File No. 695179. Situate in Skagit County, Washington

Chicago Title has placed this
document for recording as a
customer courtesy and accepts no
liability for its accuracy or validity

Legal Description:

The portion of Lot 1, City of Anacortes Short Plat No. SP-06-009 as approved August 24, 2007 and recorded September 5, 2007, under Auditor's File No. 200709050035 records of Skagit County, Washington.; being a portion of Northeast quarter of the Southwest quarter of Section 30, Township 35 North, Range 2 East, W.M. Situated in Skagit County, Washington, shown in Exhibit A as Easement Area A

Assessor's Property Tax Parcel/Account Numbers:

P33224
P33225

**DECLARATION OF EXCLUSIVE USE EASEMENT
AND MAINTENANCE AGREEMENT**

Whereas, Hoyer Homes LLC (Grantor) currently owns Lot 1, City of Anacortes Short Plat No. SP-06-009 as approved August 24, 2007 and recorded September 5, 2007, under Auditor's File No. 200709050035 records of Skagit County, Washington; being a portion of Northeast quarter of the Southwest quarter of Section 30, Township 35 North, Range 2 East, W.M. Situated in Skagit County, Washington; and

Whereas, Thomas C. and Virginia L. Tiland (Grantee) currently own the south 130 feet of the east 80 feet of the west 160 feet of the east half of the northwest quarter of the northeast quarter of the southwest quarter of Section 30, Township 35 North, Range 2 East, of the Willamette Meridian; Except the south 30 feet thereof conveyed to the city of Anacortes for street purposes, by instrument recorded under Auditor's File No. 695179. Situate in Skagit County, Washington; and

Whereas it is desired by Grantor and Grantee that the portion of the property shown in Exhibit A owned by the Grantor is to be used by Grantee, its successors and assigns as yard and parking area;

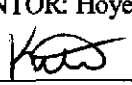
NOW THEREFORE; Grantor does hereby grant, convey, and establish for the benefit of Grantee and all future owners, assigns and successors in interest of said Grantee Parcel, an exclusive use easement over the following described property within Lot 1: *See Exhibit A.*

Grantor and Grantee hereby agree that the maintenance of the easement area as well as liability arising from the use and enjoyment of the easement area by Grantee and others shall be the responsibility of the Grantee, to the same extent as if the Grantee owned the easement area.

Said easement is appurtenant to and for the benefit of Thomas C. and Virginia L. Tiland their heirs, future owners, assigns and successors in interest of Grantee Parcel as shown on Exhibit A.

This easement shall be subject to and subordinate to any utility easements and other encumbrances affecting the property at the time of recording.

GRANTOR: Hoyer Homes, LLC



Keith Hoyer, Member

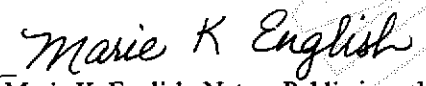
7/9/13

Date

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

On this day personally appeared before me Keith Hoyer, to me known to be a member of Hoyer Homes LLC and acknowledged to me that he was authorized to execute the foregoing instrument as such, and that said instrument was the free and voluntary act and deed of the entity referenced, for the uses and purposes therein mentioned.

Dated July 9, 2013


Marie K. English, Notary Public in and for the
State of Washington, residing at Arlington. My
appointment expires December 4, 2015.

**MARIE K. ENGLISH
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 4, 2015**



GRANTEE:

Thomas C. Tiland
Thomas C. Tiland

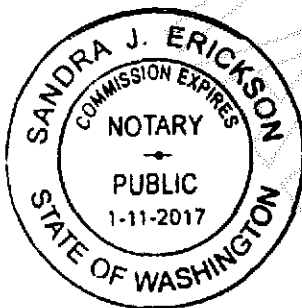
Virginia L. Tiland
Virginia L. Tiland

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

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

Dated July 15, 2013

Sandra J. Erickson
Name: Sandra J. Erickson
Notary Public in and for the State of
Washington residing at Anacortes
My appointment expires: 1-11-17



201307250098

Skagit County Auditor

\$147.00

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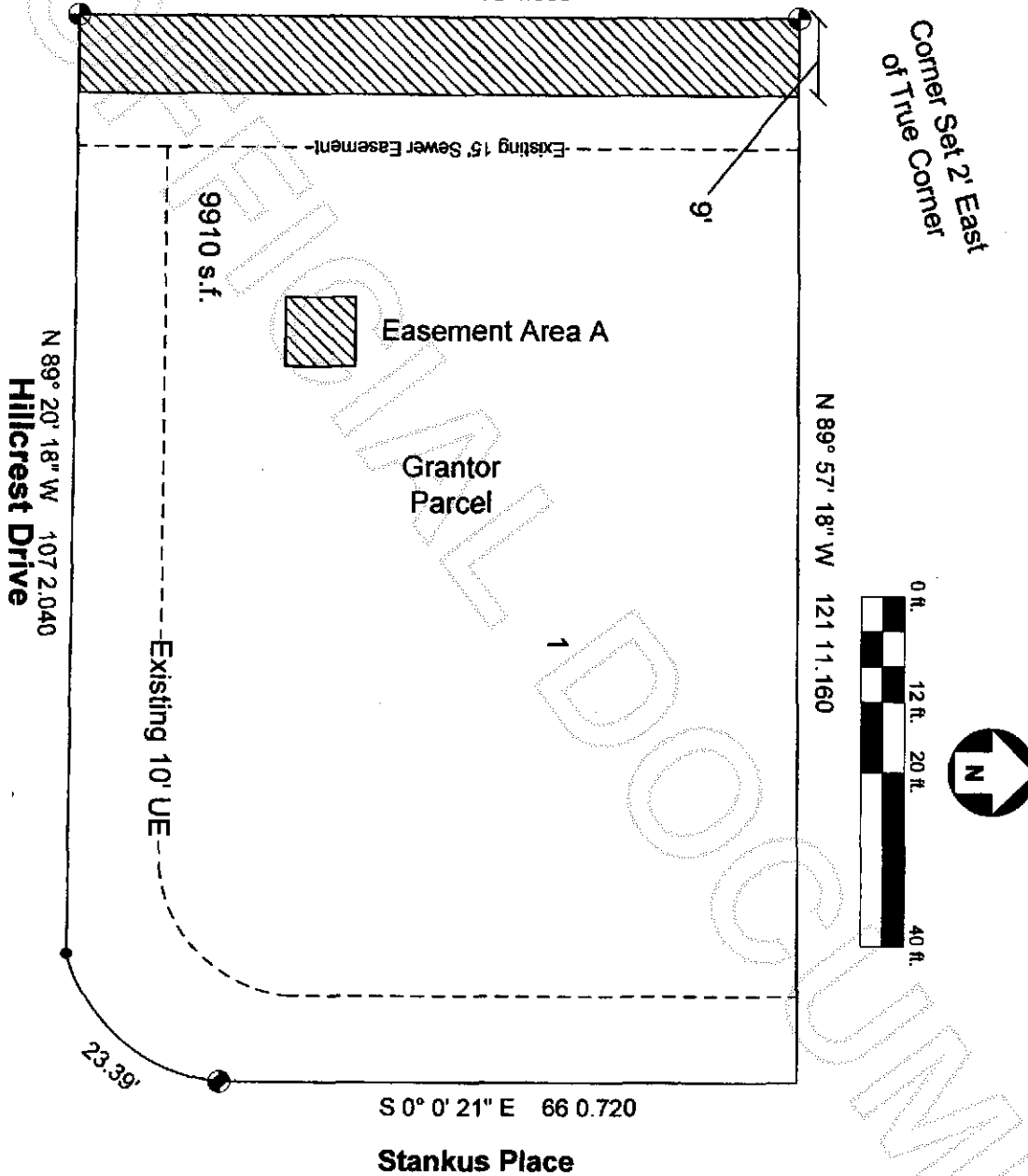
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Exhibit A

Grantee Parcel

S 0° 2' 43" W 82 4.800



Grantor Initials KH Grantee Initials T.T. VT



201307250098