

When recorded return to both:

Donn & Kathleen Leiske  
4418 Cashmere Dr NE  
Lacey, WA 98516

Steven & Melanie Brundula  
113 S Lakeview Blvd.  
Chandler, AZ 85225



Skagit County Auditor

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6 1:42PM

\$77.00

Grantors: LEISKE FAMILY TRUST, DATED APRIL 10, 2009  
STEVEN AND MELANIE BRUNDULA

Grantees: LEISKE FAMILY TRUST, DATED APRIL 10, 2009  
STEVEN AND MELANIE BRUNDULA

**Abbreviated Legal Description:**

A portion of the NW Quarter of Section 8, Township 35 North, Range 6 East of the Willamette Meridian  
as more fully described in Exhibit A which is attached hereto and made a part hereof.

Tax Parcel Numbers: P40855 / 350608-2-001-0000  
P40856 / 350608-2-002-0009

Chicago Title 620021707  
and 620021708

**ROAD AGREEMENT**

The undersigned owners of Skagit County, Washington tax parcels P40855 and P40856 (the "Owners")  
agree to the following protective road regulations, which shall run with the land and bind all Owners and  
their future successors, unless changed or amended by owners of both two properties.

**Road Agreement**

**Common Road Description:** The "Common Road" is the shared private road from parcel P40858 through  
parcels P40855 and P40856. This is a 50 foot wide access and utility easement for each parcel's shared  
use. The individual driveways are not part of the Common Road.

The house sites for P40855 and P40856 parcels will share the costs of the mutually shared portion of  
Common Road. The owner of each parcel will be responsible for half of the labor and/or costs related to  
maintaining the road.

**Common Road Maintenance** The Owners agree to upkeep, repair, and maintain the Common Road in its  
current condition ("Maintenance"), including placement of new gravel, removal of weeds, filling of

potholes, grading, dust control, and other work necessary and appropriate to maintain the condition of the Common Road.

**Common Road Improvements:** The Owners do not anticipate the need to widen, pave, or make any other significant improvements to the Common Road ("Improvements") beyond the Maintenance described above. The Owners agree that any Improvements to the Common Road shall be approved in advance by both Owners.

**Payment for Common Road Maintenance or Improvements:** Any Owner whose property has a structure or who begins construction of a structure shall be deemed a "User" of the Common Road. The Owners agree the costs of Maintenance of Improvements to the Common Road shall be divided equally among all Users.

**Damage to Common Road:** In the event any Owner or their guests, agents, or service providers damages any part of the Common Road, then said Owner shall be responsible for all costs of repairs necessary to return the Common Road to its condition prior to the damage. All repairs shall be completed within ten days.

**Non-payment and Liens:** In the event an Owner fails or refuses to pay its share of Common Road costs within thirty days, such Owner's share of the costs shall be automatically declared and deemed as a valid and enforceable lien against said Owner's property. The amount owed, plus any other costs related to collection, shall bear interest at the rate of 10% per annum.

**Common Road Rules:** The Owners agree to the following rules for the Common Road.

- No vehicles shall be parked on the Common Road
- The Common Road shall not be blocked in any way so as to prevent ingress and egress
- Owners and their guests, agents, and service providers shall observe a maximum speed limit of fifteen (15) miles-per-hour on the Common Road



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\$77.00

Owner of Parcel P40855  
STEVEN AND MELANIE BRUNDULA

2014 - July - 01  
Date

STEVEN Brundula  
Printed Name — Steven Brundula

STEVE Brundula  
Signature — Steven Brundula

Melanie Brundula  
Printed Name — Melanie Brundula

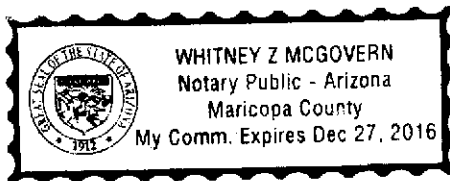
Melanie Brundula  
Signature — Melanie Brundula

STATE OF ARIZONA

County of Maricopa

On this day before me personally appeared Steven Brundula and Melanie Brundula to me known to be the persons described in and who executed the within and foregoing instrument, and acknowledged the said instrument to be their free and voluntary act, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 1 day of July, 2014

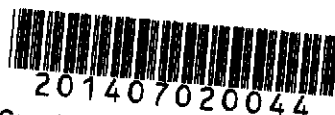


Whitney Z McGovern  
Notary Public

[Signature]  
(Signature)

Whitney Z McGovern  
(Print Name)

My commission expires: Dec 27, 2016



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Owner of Parcel P40856

Leiske Family Trust dated April 10, 2009

June 27, 2014  
Date

Donn E. Leiske  
Printed Name — Donn E. Leiske

[Signature]  
Signature — Donn E. Leiske

Kathleen A. Leiske  
Printed Name — Kathleen A. Leiske

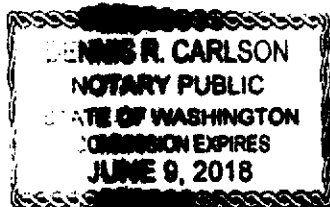
Kathleen A. Leiske  
Signature — Kathleen A. Leiske

STATE OF Washington

County of ~~Thurston~~ King

I certify that I know or have satisfactory evidence that Donn E. Leiske and Kathleen A. Leiske the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Trustees of the Leiske Family Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 27 day of June, 2014



[Signature]  
Notary Public (Signature)

Dennis R Carlson  
(Print Name)

My commission expires: 6-9-2018



201407020044

## EXHIBIT "A"

Order No.: 620021707

### PARCEL A:

The Northeast Quarter of the Northwest Quarter, Section 8, Township 35 North, Range 6 East, W.M.

Situated in Skagit County, Washington.

### PARCEL B:

An easement for ingress, egress and utilities as described in Access and Utility Easement recorded July 15, 2013, under Auditor's File No. 201307150115, records of Skagit County, Washington.

Except any portion lying with the above described Parcel A.

Situated in Skagit County, Washington.



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## EXHIBIT "A"

Order No.: 620021708

### PARCEL A:

The Northwest Quarter of the Northwest Quarter, Section 8, Township 35 North, Range 6 East, W.M.

Situated in Skagit County, Washington.

### PARCEL B:

An easement for ingress, egress and utilities as described in Access and Utility Easement recorded July 15, 2013, under Auditor's File No. 201307150115, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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