



201412020051

Skagit County Auditor \$74.00  
12/2/2014 Page 1 of 3 2:36PM

**Return To:**

J & J Samish, LLC  
2110 Buchanan Loop, Ste. 1  
Ferndale, WA 98248

**Document Title(s) (or transactions contained herein):**

Private Roadway Maintenance Declaration

( ) Additional Reference Numbers on page \_\_\_\_ of document

**Grantor(s) (Last name, first name and initials):**

1. J & J Samish, LLC
- 2.
- 3.
- 4.

SKAGIT COUNTY WASHINGTON

( ) Additional names on page \_\_\_\_ of document

**Grantee(s) (Last name, first name and initials):**

1. J & J Samish, LLC
- 2.
- 3.
- 4.

( ) Additional names on page \_\_\_\_ of document

**Legal Description (Abbreviated: i.e. lot, block, plat or quarter, section, township and range):**

Tract 17, "REVISED PLAT OF SAN JUAN LOOKOUT, SKAGIT COUNTY 5-ACRE PARCEL SUBDIVISION NO. 509-08", approved November 13, 1981 and recorded November 13, 1982 in Volume 3 of Survey, page 151, under Auditor's File No. 8111130039, records of Skagit County, Washington; being a revision of that subdivision recorded in Volume 5 of Short Plats, page 103, records of Skagit County, Washington;

Being a portion of the Southwest ¼ of Section 26, Township 36 North, Range 3 East, W.M., and a portion of the Southeast ¼ of Section 27, Township 36 North, Range 3 East, W.M.,

Situated in Skagit County, Washington.

**Assessor's Parcel/Tax I.D. Numbers: P108007, 108020, 48287 & 48288**

**PRIVATE ROADWAY  
MAINTENANCE DECLARATION**

THIS DECLARATION is made and entered into this 2<sup>nd</sup> day of December, 2014 by GRANT JANSEN, member and AL JANSEN, member, as to said Lots 1 through 3, Plat No. PL09-0344, approved November 26, 2014 and recorded December 2, 2014 under Skagit County Auditor File No. 201412020050.  
Being a portion of the Section 8, Township 36N, Range 4E, W.M., Skagit County, Washington.

All being situate in Skagit County, Washington.

WHEREAS, it is the hope of the undersigned Declarants of said Lots 1 through 3 Plat No. 09-0344, that all present and future landowners, along the constructed shared private driveway to the above referenced Plat lots, individually join in a private road maintenance agreement whereby all landowners are to pay their fair share of the cost of the maintenance of the same in direct relationship to usage of said private road.

AND WHEREAS, it is the declarants intent, in the furtherance of the common scheme described above, to herein require the present and future lot owners of said Lots 1 through 3 Plat No. 09-0344, of said private roadway from Tulip Lane (Private) to be the common lot line of said Lots 1 through 3 to be obligated as hereinafter provided in the body of this Declaration.

MAINTENANCE OF SAID PRIVATE ROAD shall be shared in direct usage to said roadway with each lot owners, or future lot owners, being responsible for their fractional share for the labor and cost of all scheduled maintenance.

DECLARANTS also agree that the access shall remain open at all times or mutually agree to own and operate a gate crossing the access at the point of entry from Tulip Lane.

MAINTENANCE defined herein shall mean the equal requirement of said owners to share said labor and cost to maintain said roadway easement in a good workmanlike manner. Any



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further improvements above and beyond the said requirements to maintain the road in good workmanlike manner must be agreed upon with the cost shared by all parties and approved prior to commencement of any work.

FURTHER, THE DECLARANTS acknowledge the perpetual easement for installation of utilities, specifically these rights to, but not limited to Puget Sound Energy, Verizon/Frontier, T.V. Cable, and further any successors and assigns of said companies the right to enter in, cross under, through and over described easement roadway to provide utility services to all of said Plat lots and any further division and refinements thereof.

DATED this 2<sup>nd</sup> day of December, 2014.

[Signature]  
[Signature]

STATE OF WASHINGTON )  
COUNTY OF WHATCOM )

On this day personally appeared before me Grant Jansen and Al Jansen, members(s) of J & J Samish, LLC, to me known to be the individuals in and who executed the within and foregoing instrument, and acknowledged that he/they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

DATED this 2<sup>nd</sup> day of December, 2014.

NOTARY PUBLIC  
STATE OF WASHINGTON  
HEATHER M. RADKE  
My Appointment Expires  
June 2, 2018

Heather M. Radke  
NOTARY PUBLIC in and for the  
State of Washington  
Residing at: Ferndale  
My Notary expires: 6/2/18

