



201501050082

Skagit County Auditor

\$75.00

1/5/2015 Page

1 of

4 1:16PM

**AFTER RECORDING RETURN TO:**

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

**Document Title:**

Declaration of Easement for Utilities

**CHICAGO TITLE**

**620023013-M**

**Grantors:**

Hoyer Homes, LLC, owner of Lot 1 City of Anacortes Short Plat Frazier Short Plat ANA-06-004 Recorded under AF#200609190008, Being a Portion of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 25, TWP 35N, Range 1 W.M., its heirs and all future owners, successors or assigns

**Grantees:**

City of Anacortes

Hoyer Homes, LLC, owner of Lot 2 City of Anacortes Short Plat Frazier Short Plat ANA-06-004 Recorded under AF#200609190008, Being a Portion of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 25, TWP 35N, Range 1 W.M., its heirs and all future owners, successors or assigns

**Legal Description:**

That portion of Lot 1 City of Anacortes Short Plat Frazier Short Plat ANA-06-004 Recorded under AF#200609190008, Being a Portion of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 25, TWP 35N, Range 1 W.M., as shown on Exhibit A

**Assessor's Property Tax Parcel/Account Number:**

P125038

P125039

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

## DECLARATION OF PRIVATE EASEMENT FOR UTILITIES

KNOW ALL PEOPLE by these presents that Hoyer Home, LLC, the owners of certain real property located in Skagit County, Washington, the legal description, which is as follows:

Lot 1 City of Anacortes Short Plat Frazier Short Plat ANA-06-004 Recorded under AF#200609190008, Being a Portion of the NE ¼ of the SW ¼ of Section 25, TWP 35N, Range 1 W.M.,

does hereby grant, convey, establish and create a private easement for the placement, maintenance and monitoring, construction, reconstruction, repair and upkeep of utility equipment thereto, including the cutting and removal of brush, trees and other obstructions which interfere with the use of said easement, together with the rights of ingress, egress, over, under, along and across the following described portion of the above referenced property:

See Exhibit A

All current and future owners of Lot 1 hereby allow access across the lot to the Utility Easement area for the sole purpose of such maintenance and repairs. Maintenance of the utility equipment in the easement area shall be the responsibility of the Owners of Lot 1. The owners of Lot 1 shall be responsible for keeping the easement area on the lot clear and not unreasonably blocking or filling of the easement area. Said easement is appurtenant to and for the benefit of Hoyer Homes, LLC., its heirs, future owners, successors, and assigns of the following described property and The City of Anacortes, WA:

Lot 2 City of Anacortes Short Plat Frazier Short Plat ANA-06-004 Recorded under AF#200609190008, Being a Portion of the NE ¼ of the SW ¼ of Section 25, TWP 35N, Range 1 W.M.,

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 05 2015


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



201501050082

IN WITNESS THEREOF, the undersigned have hereunto set their hand and seal this  
17<sup>th</sup> day of December, 2014.

Grantor/Grantee.

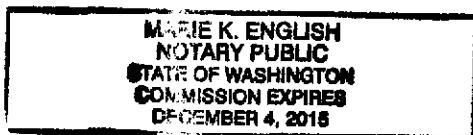
  
\_\_\_\_\_  
Keith Hoyer, Member  
Hoyer Homes, LLC

STATE OF WASHINGTON )  
COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that Keith Hoyer is the person who appeared before me, and said persons acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Member of Hoyer Homes LLC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated December 17, 2014

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



# Exhibit A

