



Skagit County Auditor
2/19/2015 Page

1 of

3 \$146.00
1:36PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 19 2015

Amount Paid \$ /
Skagit Co. Treasurer
By *Mh* Deputy

After recording return document to:

Peter Stoner
Cottonwood Rock LLC
1847 E. Shelby Street
Seattle WA 98112

Document Title: Non-Exclusive Easement & Maintenance Declaration

Reference No. of Related Document: PL#11-0141

Grantors: Cottonwood Rock LLC

Additional Grantors:

Grantee: Owners, Successors & Assigns of Lots 1 thru 4 of PL#11-0141

Additional Grantees on Page of Document.

Abbreviated Legal Description: Section 15, TWP 36 N, Range 1 East, W.M.

Assessor's Parcel Nos. P#46406; P#46407

NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION FOR ROAD & UTILITIES

THIS DECLARATION, made and entered into this 12th day of FEBRUARY, 2015 by
Cottonwood Rock LLC, Owner of the following described respective parcel, situate in Skagit
County, Washington:

Lots 1 through 4 of Short Plat No. 11-0141, situate in the County of
Skagit, State of Washington.

THE DECLARANTS under this declaration do hereby establish of record a Non-Exclusive
Easement for ingress, egress and utilities over, under and across a thirty (30) foot wide strip of
land, as shown on Short Plat No. PL11-0141, for the benefit of the owners and future owners of
Lots 1 through 4, situated within Skagit County Short Plat No. PL#11-0141, recorded on

February 19, 2015, under Skagit County Auditor's File No.
201502190058.

SAID AND DESCRIBED roadway easement is more specifically described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof.
MAINTENANCE OF THE ABOVE DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of Lots 1 through 4 of Skagit County Short Plat No. 11-0141.

"MAINTENANCE" as used herein shall mean the equal requirement of said Lot owners and their successors in ownership to share the labor and cost to maintain the roadway easement in a good and workmanlike manner and, so long as Declarants own one or more of the Lots, to the pleasure of the Declarants herein.

FURTHER, THE DECLARANTS, under this declaration acknowledge and grant a perpetual easement for installation of utilities and for all reasonable utility maintenance and servicing requirements, including the right to enter in, across under, through and over the described easement to provide utility services to each owner of a property within Skagit County Short Plat #PL11-0141, and any division or refinement thereof, and Declarants specifically grant these rights to, but not limited to, Puget Sound Energy, Frontier, Verizon, Comcast and Wave Broadband, and any successors and assigns of said companies.

DATED this 12th day of FEBRUARY, 2015.

COTTONWOOD ROCK LLC

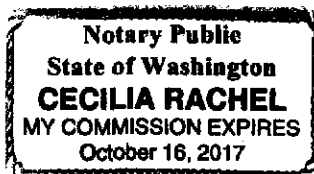
By: 

Peter Stoner

STATE OF WASHINGTON

COUNTY OF KING

On this 12th day of February, 2015, before me, a Notary Public, personally appeared PETER STONER, for COTTONWOOD ROCK LLC, known to me to be the person whose name is subscribed to on this instrument, and acknowledged that he executed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal as of the date above written.





Cecilia Rachel

NOTARY PUBLIC in and for the State of WASHINGTON
Washington, residing at Seattle, WA
My Commission Expires: October 16, 2017



201502190058

EXHIBIT "A"

AN EASEMENT IN GOVERNMENT LOT 2 AND GOVERNMENT LOT 3, SECTION 15, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M. FOR INGRESS, EGRESS AND UTILITIES BEING 30 FEET IN WIDTH AND LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 2 DEGREES 08'17" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3 A DISTANCE OF 101.54 FEET; THENCE SOUTH 88 DEGREES 09'22" EAST ALONG THE NORTH LINE OF THAT PARCEL CONVEYED TO COTTONWOOD ROCK LLC ON FEBRUARY 18, 2011 UNDER AUDITOR'S FILE NO. 201102180001 AND SHOWN AS "TRANSFER PARCEL B, EXHIBIT D", A DISTANCE OF 231.29 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG AN EXISTING DRIVEWAY THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 16 DEGREES 12'09" WEST A DISTANCE OF 39.21 FEET; THENCE SOUTH 42 DEGREES 04'34" WEST A DISTANCE OF 122.01 FEET; THENCE SOUTH 33 DEGREES 45'37" WEST A DISTANCE OF 140.90 FEET; THENCE SOUTH 20 DEGREES 23'01" WEST A DISTANCE OF 57.57 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS POINT BEARING NORTH 69 DEGREES 36'59" WEST AT A DISTANCE OF 120.00 FEET; THENCE SOUTHWESTERLY AN ARC DISTANCE OF 66.18 FEET THROUGH A CENTRAL ANGLE OF 31 DEGREES 35'57"; THENCE SOUTH 51 DEGREES 58'58" WEST A DISTANCE OF 58.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS POINT BEARING SOUTH 38 DEGREES 01'02" EAST AT A DISTANCE OF 80.00 FEET; THENCE SOUTHWESTERLY AN ARC DISTANCE OF 69.38 FEET THROUGH A CENTRAL ANGLE OF 49 DEGREES 41'20"; THENCE SOUTH 02 DEGREES 17'38" WEST A DISTANCE OF 52.06 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS POINT BEARING NORTH 87 DEGREES 42'22" WEST AT A DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY AN ARC DISTANCE OF 43.68 FEET THROUGH A CENTRAL ANGLE OF 50 DEGREES 02'58"; THENCE SOUTH 52 DEGREES 20'36" WEST A DISTANCE OF 114.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS POINT BEARING NORTH 37 DEGREES 39'24" WEST AT A DISTANCE OF 140.00 FEET; THENCE SOUTHWESTERLY AN ARC DISTANCE OF 81.86 FEET THROUGH A CENTRAL ANGLE OF 33 DEGREES 30'10"; THENCE SOUTH 85 DEGREES 50'46" WEST A DISTANCE OF 147.09 FEET; THENCE SOUTH 77 DEGREES 32'18" WEST A DISTANCE OF 145.51 FEET; THENCE SOUTH 80 DEGREES 57'08" WEST A DISTANCE OF 187.40 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS POINT BEARING SOUTH 9 DEGREES 02'52" EAST AT A DISTANCE OF 100.00 FEET; THENCE SOUTHWESTERLY AN ARC DISTANCE OF 36.79 FEET THROUGH A CENTRAL ANGLE OF 21 DEGREES 04'53"; THENCE SOUTH 59 DEGREES 52'15" WEST A DISTANCE OF 147.87 FEET; THENCE NORTH 83 DEGREES 52'37" WEST A DISTANCE OF 136.55 FEET TO THE EAST LINE OF LOT 1 OF SHORT PLAT #PL11-0141; BEING THE TERMINUS OF SAID CENTERLINE.



201502190058