



201508120065

Skagit County Auditor \$73.00
8/12/2015 Page 1 of 2 2:21PM

After recording return document to:

Ray DeVries
16942 Calhoun Road
Mount Vernon, WA 98273

Document Title: Non-Exclusive Easement & Maintenance Declaration

Reference No. of Related Document: PL10-0016

Grantors: DeVries Investments

Additional Grantors:

Grantee: Owners, Successors & Assigns of Lots 1 thru 4 of PL10-0016

Additional Grantees on Page of Document.

Abbreviated Legal Description: N1/2 of the NE/SW of Sec. 32, Twp. 35, Rng 3 E.WM

Assessor's Parcel No. P#35244

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 12 2015

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

NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION FOR ROAD AND INFILTRATION POND

THIS DECLARATION, made and entered into this 12TH day of AUGUST, 2015 by DeVries Investments, Owner of the following described respective parcel, situate in Skagit County, Washington;

THE WEST 40 RODS OF THE EAST 60 RODS OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT COUNTY ROAD RIGHTS OF WAY, AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE WEST 20 RODS OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER.

THE DECLARANTS under this declaration do hereby establish of record a Non-Exclusive Easement for ingress, egress and utilities over, under and through a thirty (30) foot wide strip of land, and a 70-foot by 170-foot drainage and infiltration pond in the above-described property, for the benefit of the owners and future owners of Lots 1 through 4, situated within Skagit County Short Plat No. PL10-0016, recorded on August 12, 2015, under Skagit County Auditor's File No. 201508120061.

SAID AND DESCRIBED roadway easement and easement for infiltration pond is more specifically described as follows:

A non-exclusive easement for ingress, egress, roadway, utilities and maintenance purposes over, under and across the parcel listed and described above.

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. 10-0016.

"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 and infiltration pond 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, cross under, through and over the described easement to provide utility services to each owner of a property within Skagit County Short Plat #PL10-0016, 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 12 day of August, 2015.

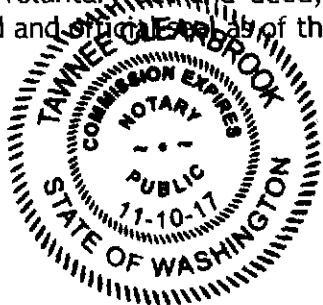
DE VRIES INVESTMENTS

By: _____

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this 12th day of AUGUST, 2015, before me, a Notary Public, personally appeared RAY DE VRIES, for DE VRIES INVESTMENTS, 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 of the date above written.



Dawnel Clea
NOTARY PUBLIC in and for the State of Washington residing at MOUNT VERNON.