



201512160041

WHEN RECORDED RETURN TO:

Thomas S. Kovski
Vickie Winters
15053 Bridgeway Drive
Anacortes, Washington 98221

Skagit County Auditor \$152.00
12/16/2015 Page 1 of 7 2:30PM

Chicago Title Insurance Company 620025679

425 Commercial Street, Mount Vernon, Washington 98273

DOCUMENT TITLE(S)

1. Declaration of Easement and Road Maintenance
- 2.
- 3.

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

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

Additional numbers on page _____ of the document

ACCOMMODATION RECORDING

GRANTOR(S):

1. Ernest Taylor Altman and Joan Arlene Altman
2. John W. Scragg and Audre Elaine DaCosta Scragg
3. Maria Theresa Trull
4. Ruth Ann Robinson

Additional names on page _____ of the document

GRANTEE(S):

1. Thomas S. Kovski
2. Vickie Winters

Additional names on page _____ of the document

ABBREVIATED LEGAL DESCRIPTION:

Complete legal description is on page _____ of the document

LOT 1 S/P #90-54 REC AF#9303300011 BEING PTN W1/2 NE1/4 NE1/4 SEC 24
LOT 2 S/P #90-54 REC AF#9303300011 BEING PTN OF W1/2 NE1/4 NE1/4 SEC 24
LOT 3 S/P #90-54 REC AF#9303300011 BEING PTN W1/2 NE1/4 NE1/4 SEC 24. SURVEY

AF#201207110074

LOT 4 S/P #90-54 REC AF#9303300011 BEING PTN W1/2 NE1/4 NE1/4 SEC 24

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(S): P19644/340124-1-004-0005,

P103387/340124-1-004-0100, P103389/340124-1-004-0201, P103390/340124-1-004-0302

(sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Declaration of Easement and Road Maintenance

GRANT OF EASEMENTS:

Declarants hereby make, grant, convey and reserve unto themselves a roadway easement over and across a private access road delineated on the face of Skagit County Short Plat No. 90-054 approved March 29, 1993, and recorded March 30, 1993 under Skagit County Auditor's File No. 9303300011, Volume 10 of Short Plats, page 177, records of Skagit County, Washington, being a portion of the West ½ of the Northeast ¼, Section 24, Township 34 North, Range 1 East, W.M. lying west of Deception Pass Highway (SR 20).

Said 60 foot and 90 foot easement shall be for ingress, egress, road right of way purposes, and shall be for the installation of water, sewer, gas mains, power or telephone lines and storm sewer the case may be, which access and utility easements shall be for the benefit of the real property in the ownership of the respective parties to this agreement, and is now owned by or in the name of the Declarants hereunder.

ROAD MAINTENANCE:

The Declarants hereby establishes and provides that individuals benefitting by said easement, and all subsequent owners, successors or assigns, shall take said property, or portion thereof, subject to this road maintenance agreement. The Declarants and each of the subsequent owners, assigns or successors in interest, shall proportionately share in the cost and expense of maintaining and repairing in good condition the road rights of way over and across said private road. The proportionate share of said property owner shall be established by dividing the number of benefited individual parcels into the cost of the maintenance and repair.

The beneficiaries of said roadway shall determine annually, or more frequently as may be necessary, the extent of repairs and maintenance as shall be required and shall determine the extent of said repairs and maintenance to be accomplished. It is understood that the maintenance and repair of said road is for the benefit of all property owners and the property of any such owner failing to pay his proportionate share as provided for herein shall be subject to a lien, an assessment for the proportionate share of such costs.

Any individual owner may make such improvement or maintenance to said road as they so desire. However, such expense will only be proportionately charged to the other owners if that improvement, or maintenance, has been approved by a majority of the remaining property owners.

IN WITNESS WHEREOF, THE OWNERS of the tracts of Short Plat 90-054 listed below have hereunto affixed their signature (s)

340124-1-004-0005/P19644
340124-1-004-0100/P103387
340124-1-004-0201/P103389
340124-1-004-0302/P103390

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 16 2015

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

Owners of 340124-1-004-0005/P19644

Ernest Taylor Altman
Ernest Taylor Altman

Joan Arlene Altman
Joan Arlene Altman

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this day personally appeared before me Ernest Altman and Joan Altman, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office the 13 day of November, 2015.

Darby C Jordan
Notary Public residing at Anacortes, WA

Printed Name: Darby Jordan

My Commission Expires: Oct. 3, 2018



UNOFFICIAL DOCUMENT

Owners of 340124-1-004-0302/P103390

[Signature]
John W Scragg

[Signature]
Audre Elaine DaCostaScragg

Guam
STATE OF WASHINGTON
COUNTY OF SKAGIT Tamuning
mm

On this day personally appeared before me John W. Scragg and Audre Scragg,
to me known to be the individual(s) described in and who executed the within and foregoing
instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act
and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office the 10th day of November, 2015.

[Signature]

Notary Public residing at Tamuning

Printed Name: Mandi Danylle Muncz

My Commission Expires: 04/02/2016



MANDI DANYLLE MUNOZ
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: April 02, 2016
P.O. Box 20701 Barrigada, Guam 96921

UNOFFICIAL DOCUMENT

Maria T. Trull
Maria Theresa Trull

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this day personally appeared before me Maria T Trull and _____
to me known to be the individual(s) described in and who executed the within and foregoing
instrument, and acknowledged that he (she/they) signed the same as his (her/their) free and voluntary act
and deed, for the uses and purposes therein mentioned.

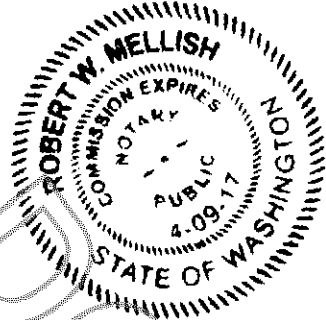
Given under my hand and seal of office the 3rd day of November, 2015.

Robert W. Mellish

Notary Public residing at Anacortes

Printed Name: Robert W Mellish

My Commission Expires: 4/9/17



UNOFFICIAL COPY DOCUMENT

Ruth Ann Robinson
Ruth Ann Robinson

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this day personally appeared before me Ruth Robinson and _____
to me known to be the individual(s) described in and who executed the within and foregoing
instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act
and deed, for the uses and purposes therein mentioned.

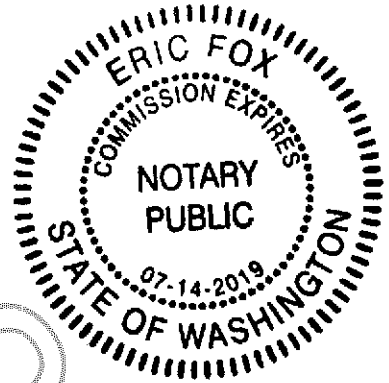
Given under my hand and seal of office the 6th day of November, 2015.

Eric Fox

Notary Public residing at 1018 8th St Anacortes WA 98201

Printed Name: Eric Fox

My Commission Expires: 07-14-2019



UNOFFICIAL DOCUMENT

Parcel #P19644/340124-1-004-0005, P103387/340124-1-004-0100, P103389/340124-1-004-0201, P103390/340124-1-004-0302

Lot 1 of Skagit County Short Plat No. SPT 90-054 as approved March 29, 1993, and recorded March 30, 1993, in Volume 10 of short plats, page 177, under Auditor's File No. 9303300011, records of Skagit County, Washington; being a portion of the Northeast quarter of the Northeast quarter of Section 24, Township 34 North, Range 1 East of the Willamette Meridian.
Situate in Skagit County, Washington.

Lot 2 of Skagit County Short Plat No. SPT 90-054 as approved March 29, 1993, and recorded March 30, 1993, in Volume 10 of short plats, page 177, under Auditor's File No. 9303300011, records of Skagit County, Washington; being a portion of the Northeast quarter of the Northeast quarter of Section 24, Township 34 North, Range 1 East of the Willamette Meridian.
Situate in Skagit County, Washington

Lot 3 of Skagit County Short Plat No. SPT 90-054 as approved March 29, 1993, and recorded March 30, 1993, in Volume 10 of short plats, page 177, under Auditor's File No. 9303300011, records of Skagit County, Washington; being a portion of the Northeast quarter of the Northeast quarter of Section 24, Township 34 North, Range 1 East of the Willamette Meridian.
Situate in Skagit County, Washington

Lot 4 of Skagit County Short Plat No. SPT 90-054 as approved March 29, 1993, and recorded March 30, 1993, in Volume 10 of short plats, page 177, under Auditor's File No. 9303300011, records of Skagit County, Washington; being a portion of the Northeast quarter of the Northeast quarter of Section 24, Township 34 North, Range 1 East of the Willamette Meridian.
Situate in Skagit County, Washington