



201604040149

Skagit County Auditor  
4/4/2016 Page

1 of

\$150.00  
5 3:50PM

**WHEN RECORDED RETURN TO:**  
Hoyer Homes, LLC  
1801 Grove Street, Unit B  
Marysville, WA 98270

**CHICAGO TITLE**  
620026562

**DOCUMENT TITLE(S):**  
Exclusive Use Easements/Drainage Easement

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTOR:**  
Hoyer Homes, LLC, A Washington Limited Liability Company

**GRANTEES:**  
Jeshua Gabelein and Bernadet Dejonge

**ABBREVIATED LEGAL DESCRIPTION:**  
Portion SW SE Section 17-Township 34 N-Range 4 E , records of Skagit County, Washington.

**TAX PARCEL NUMBER(S):**  
P25730 and P25731

**AFTER RECORDING RETURN TO:**

HOYER HOMES, LLC  
1801 Grove Street, Unit B  
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 04 2016

**Document Title:**

Exclusive Use Easements/Drainage Easement

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

**Grantors:**

HOYER HOMES.LLC owner of TAX 64AB: THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SEC11ON 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 797.5 FEET NORTH AND 635.28 FEET EAST OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, 200.75 FEET; THENCE WEST 136 FEET; THENCE SOUTH PARALLEL WITH THE WEST LIE OF SAID SUBDIVISION 200.75 FEET, MORE OR LESS, TO A POINT 797.5 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 120 FEET THEREOF. SURVEY AF#201312270143, Skagit County Washington Hereinafter referred to as Parcel B

**Grantees:**

Jeshua Gabelein & Bernadet Dejonge, owner of ACRES 0.37 THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 797.5 FEET NORTH AND 635.28 FEET EAST OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 120.00 FEET; THENCE WEST 136.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 120.00 FEET, MORE OR LESS, TO A POINT 797.5 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST TO THE POINT OF BEGINNING. THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 797.5 FEET NORTH AND 635.28 FEET EAST OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 120.00 FEET; THENCE WEST 136.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 120.00 FEET, MORE OR LESS, TO A POINT 797.5 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST TO THE POINT OF BEGINNING. Skagit County Washington Hereinafter referred to as "Grantee Lot"

**Legal Description:**

Those portions of TAX 64AB: THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SEC11ON 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 797.5 FEET NORTH AND 635.28 FEET EAST OF THE

SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, 200.75 FEET; THENCE WEST 136 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 200.75 FEET, MORE OR LESS, TO A POINT 797.5 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 120 FEET THEREOF. SURVEY AF#201312270143 as shown on Page 4 as Easement Areas A and B.

Situate in Skagit County, Washington

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

P25730

P25731

**USE EASEMENT AND  
DRAINAGE EASEMENT**

WHEREAS, Hoyer Homes, LLC is the owner of Parcel B SURVEY AF#201312270143 Skagit County, Washington

WHEREAS, Grantee Lot is served by a patio that lies partially within Parcel B shown as Easement Area A on Page 4.

THEREFORE, Parcel B does hereby grant, convey and establish for the benefit of Grantee Lot an exclusive use and maintenance easement, together with the rights of ingress and egress over, under along and across that portion shown as Easement Area A on page 4. Grantee Lot shall be solely responsible for the maintenance of Easement Area A.

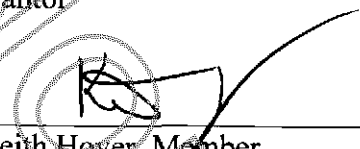
WHEREAS, Grantee Lot is served by a drainage pipe located in the portion of Parcel B shown as Easement Area B on page 4.

THEREFORE, Parcel B does hereby grant, convey, establish and create an easement for the maintenance and monitoring, construction, reconstruction, repair and upkeep of the drainage Pipe located in the easement area, 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 portion of Parcel B shown as Easement Area B on page 4

By taking title to this property, future owners agree that Hoyer Homes, LLC is not responsible for any loss or damage resulting from an encroachment of any perimeter fence or driveway of any nature onto or off from the subject properties. Despite the location of

these easements and the location or possible future location of any fence at or near any easement boundary line and any other encroachment now or in the future.

Grantor

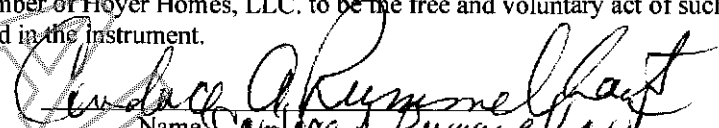
  
\_\_\_\_\_  
Keith Hoyer, Member  
Hoyer Homes, LLC

STATE OF WASHINGTON )

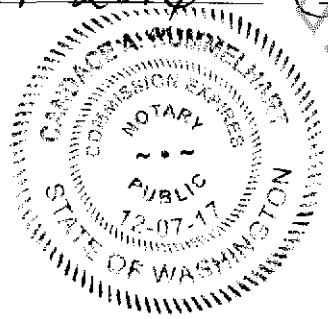
COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that Keith Hoyer is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he was authorized to execute the instrument and acknowledged it as a 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 4-1-2016

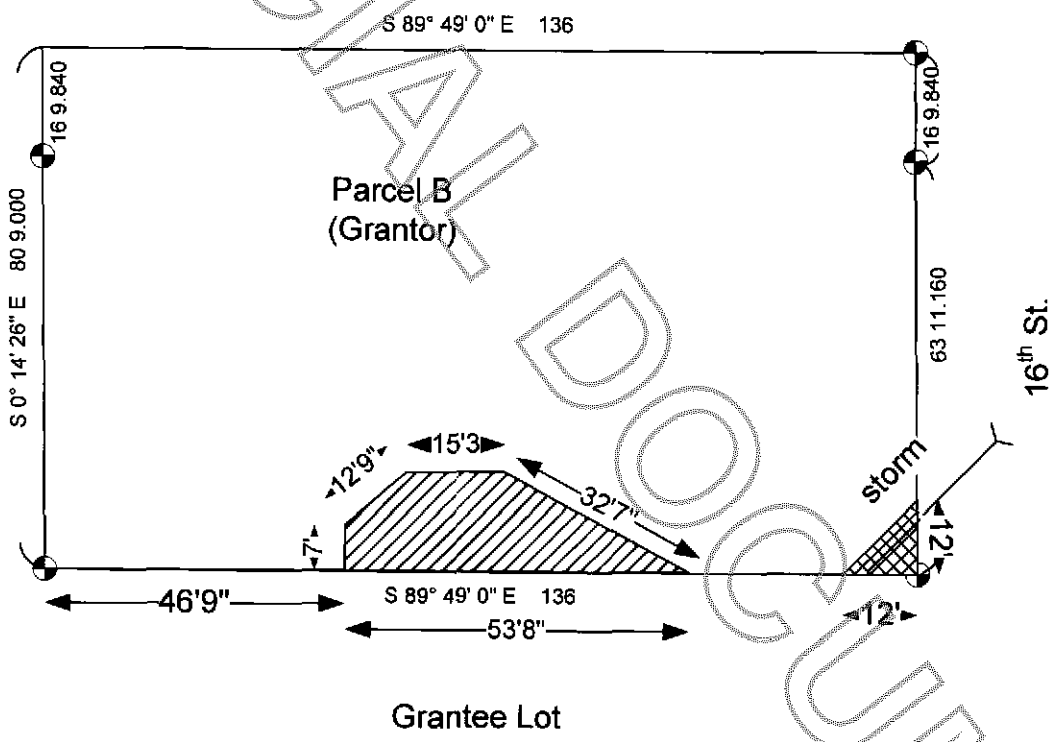




Name: Candace A. Rummelhart  
Notary Public in and for the State of  
Washington residing at Lake Stevens  
My appointment expires: 12-7-2017



UNRECORDED INSTRUMENT

UNOFFICIAL DOCUMENT



-  Easement Area A "Exclusive Use Easement Patio"
-  Easement Area B "Drainage Easement"