



201609060137

Skagit County Auditor

\$79.00

9/6/2016 Page

1 of

7 1:25PM

After Recording Mail To:

Nexttitle
9500 E Ironwood Sq Dr
#125
Scottsdale, AZ 85258

Caption Heading Page GUARDIAN NORTHWEST TITLE CO

(Do not remove this page it is part of the official document)

11D936

ROAD MAINTENANCE AGREEMENT

Parties:

Jeremiah J Oshiro
Daryl E Webb
Kenneth E and Teresa A Norris

Tax Parcel Nos.:

P131301
P41529
P131302

Abbreviated Legal Descriptions:

Lots 1, 2 and 3 and Edwin Lane (private) Tract A of City of Lyman Short Plat No. 2012-7 being a portion of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, TWP. 35 N., R. 6 E., W.M.

See full legal descriptions attached hereto

THIS PRIVATE ROAD MAINTENANCE AGREEMENT made this ____ day of July, 2016 by and between "Owner 1", **Jeremiah J Oshiro**, of parcel #P131301, Lot 2 as delineated on the City of Lyman Short Plat 2012-7, (see attached full legal description); and "Owner 2", **Daryl E Webb**, of parcel #P41529, Section 17, Township 35 North, Range 6 East; being a Ptn of W ½ of NE ¼, Lot 3 City of Lyman S.P. 2012-7, (see attached legal description); "Owner 3", **Kenneth E and Teresa A Norris**, of parcel #P131302, Section 17, Township 35 North, Range 6 E; Ptn, of NW of NE. (see attached full legal description).

WITNESSETH:

WHEREAS, parcel #P131301, parcel #P41529 and parcel #P13102 are served by a private access easement for ingress and egress and for the construction and maintenance of utilities in the location as shown on the short plat as "Edwin Lane (private) Tract A"; and

WHEREAS it is the desire and intent of the parties hereto to provide for the maintenance of the aforesaid easement.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

(a) The responsibility for the construction, repair and maintenance of the private access easement serving the said parcel numbers shall be shared equally:

(b) The private access road within the said easement shall be constructed and maintained only as a gravel roadway sufficient for vehicular traffic, with maintenance to include, without limitation, grading, scraping, ditching, snow removal and spreading of new gravel, as necessary, in the sole discretion of the owners of the parcels served by said easement.

This Road Maintenance Agreement, and any amendments hereto, shall be recorded among the land records of Skagit County, in the state of Washington, and shall constitute a covenant running with the land, and the terms hereof shall not be amended or modified, except by written agreement.

WITNESS the following signatures and seals.

THIS PRIVATE ROAD MAINTENANCE AGREEMENT made this 29 day of July, 2016 by and between "Owner 1", **Jeremiah J Oshiro**, of parcel #P131301, Lot 2 as delineated on the City of Lyman Short Plat 2012-7, (see attached full legal description); and "Owner 2", **Daryl E Webb**, of parcel #P41529, Section 17, Township 35 North, Range 6 East; being a Ptn of W ½ of NE ¼ Lot 3 City of Lyman S.P. 2012-7, (see attached legal description); "Owner 3", **Kenneth E and Teresa A Norris**, of parcel #P131302, Section 17, Township 35 North, Range 6 E; Ptn, of NW of NE, (see attached full legal description).

WITNESSETH:

WHEREAS, parcel #P131301, parcel #P41529 and parcel #P13102 are served by a private access easement for ingress and egress and for the construction and maintenance of utilities in the location as shown on the short plat as "Edwin Lane (private) Tract A"; and

WHEREAS it is the desire and intent of the parties hereto to provide for the maintenance of the aforesaid easement.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

(a) The responsibility for the construction, repair and maintenance of the private access easement serving the said parcel numbers shall be shared equally:

(b) The private access road within the said easement shall be constructed and maintained only as a gravel roadway sufficient for vehicular traffic, with maintenance to include, without limitation, grading, scraping, ditching, snow removal and spreading of new gravel, as necessary, in the sole discretion of the owners of the parcels served by said easement.

This Road Maintenance Agreement, and any amendments hereto, shall be recorded among the land records of Skagit County, in the state of Washington, and shall constitute a covenant running with the land, and the terms hereof shall not be amended or modified, except by written agreement.

WITNESS the following signatures and seals.

STATE OF WASHINGTON

COUNTY OF Skagit, to-wit:

I, the undersigned Notary Public in and for the County aforesaid, do hereby certify that **Jeremiah J Oshiro**, whose name is signed to the foregoing Road Maintenance Agreement, appeared before me personally and acknowledged the same in my jurisdiction aforesaid.

Given under my hand and seal this the 29 day of July, 2016.



Debora E Boyd
Notary Public

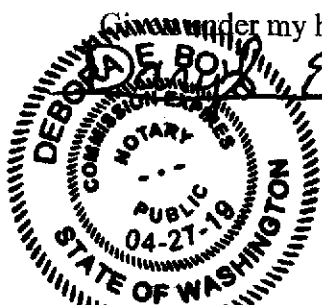
My Commission Expires: 4/27/19

STATE OF WASHINGTON

COUNTY OF Skagit, to-wit:

I, the undersigned Notary Public in and for the County aforesaid, do hereby certify that **Daryl E Webb**, whose name is signed to the foregoing Road Maintenance Agreement, appeared before me personally and acknowledged the same in my jurisdiction aforesaid.

Given under my hand and seal this the 4 day of August, 2016.



Daryl E Webb
Debora E Boyd
Notary Public

My Commission Expires: 4/27/2019

STATE OF WASHINGTON

COUNTY OF Skagit, to-wit:

I, the undersigned Notary Public in and for the County aforesaid, do hereby certify that **Kenneth E and Teresa A Norris**, whose names are signed to the foregoing Road Maintenance Agreement, appeared before me personally and acknowledged the same in my jurisdiction aforesaid.

Given under my hand and seal this the 12 day of August, 2016.

Kenneth E Norris
Teresa A Norris

Debora E Boyd
Notary Public

My Commission Expires: April 27, 2019



Owner "1"
Legal Description

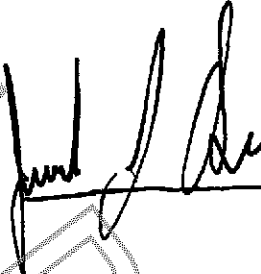
The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 2 as delineated on the City of Lyman Short Plat 2012-7, as recorded on October 26, 2012 under Auditor's File No. 201210260135;

TOGETHER WITH an access easement over (Edwin Lane) Tract A of said Short Plat.

AND TOGETHER WITH a utility easement over Lot 1 of said Short Plat described as follows:

Beginning at the Southwest corner of said Lot 1; thence North along the West line, 10 feet; thence East parallel with the South line of Lot 1, 20 feet; thence South parallel with the West line of Lot 1, 10 feet; thence West along the South line of Lot 1, 20 feet to the true point of beginning.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

7-29-2016

Owner "Z"
Legal Description

INCLUDES MANUFACTURED HOME 2015 MARLETTE 15X60 S/N HER029479OR
LOT 1, CITY OF LYMAN S/P NO. 2012-7 RECORDED UNDER
AF201210260135 BEING A PORTION OF THAT PORTION OF THE NORTHWEST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF
LAND CONVEYED TO EDWIN WEBB BY DEED FILED UNDER AUDITOR'S FILE NO.
593778 AS SHOWN ON THAT CERTAIN SURVEY FILED UNDER
AUDITOR'S FILE NO. 200912300005 THENCE S 89-10-25 E ALONG THE NORTH
LINE OF SAID WEBB TRACT, A DISTANCE OF 407.59 FEET TO THE
NORTHEAST CORNER THEREOF THENCE S 1-35-11 W ALONG THE EAST LINE
OF SAID WEBB TRACT, A DISTANCE OF 291.75 FEET THENCE S 80-10-
55 N ALONG THE SOUTH LINE OF SAID WEBB TRACT, A DISTANCE OF 214.00
FEET TO THE NORTHWEST CORNER OF THE COOK TRACT SHOWN
ON THAT CERTAIN SURVEY MAP FILED UNDER AUDITOR'S FILE NO.
200009060024 THENCE N 7-07-42 E, A DISTANCE OF 125.03 FEET THENCE N 43-
47-37 W, A DISTANCE OF 28.10 FEET THENCE N 89-10-25 W, A DISTANCE OF
168.12 FEET TO THE EAST LINE OF PIPELINE ROAD THENCE N 5-03-32
W ALONG THE EAST LINE OF PIPELINE ROAD, A DISTANCE OF 187.98 FEET TO
THE POINT OF BEGINNING.

Daryl E. Webb

Owner "3"
Legal Description

LOT 3, CITY OF LYMAN S/P NO. 2012-7 RECORDED UNDER AF#201210260135
BEING A PORTION OF THAT PORTION OF THE NORTHWEST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE
6 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE
NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO
EDWIN WEBB BY DEED FILED UNDER AUDITOR'S FILE NO. 593778 AS
SHOWN ON THAT CERTAIN SURVEY FILED UNDER AUDITOR'S FILE NO.
200912300005 THENCE S 89-10-25 E ALONG THE NORTH LINE OF SAID
WEBB TRACT, A DISTANCE OF 407.59 FEET TO THE NORTHEAST CORNER
THEREOF THENCE S 1-35-11 W ALONG THE EAST LINE OF SAID WEBB
TRACT, A DISTANCE OF 291.75 FEET THENCE S 80-10-55 N ALONG THE SOUTH
LINE OF SAID WEBB TRACT, A DISTANCE OF 214.00 FEET TO THE
NORTHWEST CORNER OF THE COOK TRACT SHOWN ON THAT CERTAIN
SURVEY MAP FILED UNDER AUDITOR'S FILE NO. 200009060024 THENCE N
7-07-42 E, A DISTANCE OF 125.03 FEET THENCE N 43-47-37 W, A DISTANCE OF
28.10 FEET THENCE N 89-10-25 W, A DISTANCE OF 168.12 FEET TO
THE EAST LINE OF PIPELINE ROAD THENCE N 5-03-32 W ALONG THE EAST LINE
OF PIPELINE ROAD, A DISTANCE OF 187.98 FEET TO THE POINT
OF BEGINNING.

Lisa Norn
Kurt Norn

8-12-16

8-12-16