



201609210040

Skagit County Auditor \$149.00
9/21/2016 Page 1 of 4 11:30AM

AFTER RECORDING RETURN TO:
Hoyer Homes, LLC
1801 Grove St., Unit B
Marysville, WA 98270

CHICAGO TITLE

020028145

Document Title:

Declaration of Utility Easement and Well Protection Covenant

Reference:

201106090074

Grantor:

Joann Walker

Grantee:

Joann Walker

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 21 2016

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

Legal Description:

Portions of Lots 2,3 and 4 of Skagit County Short Plat No. PL09-0289 recorded under recording no. 201106090074 records of Skagit County, Washington

Situate in the County of Skagit, State of Washington

Assessor's Property Tax Parcel/Account Numbers:

P99645
P130747
P48258

DECLARATION OF UTILITY EASEMENT AND WELL PROTECTION COVENANT

This Document supersedes and corrects the drainfield easements noted on Skagit County Short Plat No. PL09-0289 recorded under recording no. 201106090074 records of Skagit County, Washington

Joann Walker the owner of certain real property located in Skagit County, Washington, the legal description, which is as follows: **Lots 3 and 4 of Skagit County Short Plat No. PL09-0289 recorded under recording no. 201106090074 records of Skagit County, Washington** does hereby grant, convey, establish and create an easement for the placement, replacement, maintenance and monitoring, construction, reconstruction, repair and upkeep of utility equipment, septic drainfields and utility lines leading thereto, 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 and egress, over, under, along and across the following described portion of the above referenced property and any portion reasonably necessary to access said easement.

SEE EXHIBIT A

Said easement is appurtenant to and for the benefit of Joann Walker, her heirs, future owners, successors, and assigns of the following described property: **Lots 2 and 3 of Skagit County Short Plat No. PL09-0289 recorded under recording no. 201106090074 records of Skagit County, Washington** This easement shall be a covenant running with the land, and shall be binding on all parties having or acquiring any right, title, or interest in the land, and shall not be removed without the written agreement of the owners of the Grantor Lots and the Grantee Lots. Said easement shall be cancelled at such time as the Skagit Health Department will approve cancellation of same.

Joann Walker, the owner of certain real property located in Skagit County, Washington, the legal description, which is as follows: **Lots 2 and 3 of Skagit County Short Plat No. PL09-0289 recorded under recording no. 201106090074 records of Skagit County, Washington** does hereby grant, convey, establish and create a well Protective Covenant. Activities allowed within the well protection zone as shown on Exhibit A are limited by local and state codes including placement of septic tanks, drainfields and septic transport lines.

SEE EXHIBIT A

Said Protective Covenant is appurtenant to and for the benefit of Joann Walker, her heirs, future owners, successors, and assigns of the following described property: **Lots 2 and 3 of Skagit County Short Plat No. PL09-0289 recorded under recording no. 201106090074 records of Skagit County, Washington** This easement shall be a covenant running with the land, and shall be binding on all parties having or acquiring any right, title, or interest in the land, and shall not be removed without the written agreement of the owners of the Grantor Lots and the Grantee Lots.

By taking title to this property, future owners agree that Joann Walker is not responsible for any loss or damage resulting from an encroachment of any 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 driveway at or near any easement boundary line and any other encroachment now or in the future, this document is to serve notice that to the best of her knowledge the property line dividing these properties is now and in the future shall be the line depicted in the short plat map recorded under Auditor's File Number 201106090074.

IN WITNESS THEREOF, the undersigned has hereunto set her hand and seal this 15th day of September, 2016.

GRANTOR/GRANTEE:

Joann Walker
Joann Walker

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Joann Walker is the person who appeared before me, and said person acknowledged that she signed this instrument on oath and stated that she was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 9-16-2016

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

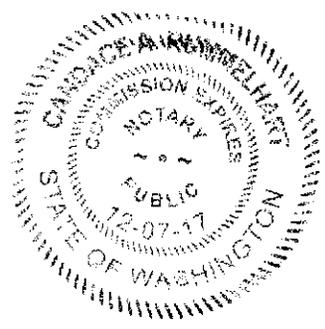


Exhibit A

