

AFTER RECORDING MAIL TO:

Rebecca Hall
21605 NE Seacrest Ave
Poulsbo, WA 98370



201611150084

Skagit County Auditor \$84.00
11/15/2016 Page 1 of 12 1:37PM

Document Title: EASEMENT FOR SEPTIC SYSTEM
Grantor: DECEPTION SHORES COMMUNITY ASSOCIATION
Grantee: REBECCA A. HALL and JEFFREY P. HEILMAN
Abbreviated:
Legal Description: PTN OF SEC 24, TWP 34 N, R 1 E, W.M.

Assessor's Parcel Numbers: P118294; P118295; P118296; P118297; P118298; P118299;
P118300; P118301; P118302; P118303; P118304; P118305;
P118306; P118307; P118308; P118309; P118310; P118311;
P118312; P118313; P118314; P118315; P118316; P118317;
P118318; P118319; P118320; P118321; P118322; P118323;
P118324; P118325.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 15 2016

CHICAGO TITLE

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

EASEMENT FOR SEPTIC SYSTEM

Declarations

A) WHEREAS, the Deception Shores Planned Unit Development (hereinafter referred to as "Deception Shores PUD") is a 27 lot planned unit development described as:

Lots 1 through 27, inclusive, Deception Shores Planned Unit Development, recorded September 10, 2001, under Auditor's File No. 200109100117, records of Skagit County, Washington, situated in a portion of Government Lots 3, 4, 5 and 6, Section 24, Township 34 North, Range 1 East of Willamette Meridian. Situate in Skagit County, Washington; and

B) WHEREAS, Grantor Deception Shores Community Association is a Washington nonprofit corporation having as its objectives and purposes the common welfare of the owners of lots within the Deception Shores PUD, and for the ownership, regulation, care, maintenance and use of common areas, roads, paths, walkways and easements for the Deception Shores PUD; and

C) WHEREAS, Deception Shores PUD provides that the septic drain fields of certain lots within Deception Shores PUD can be placed in shared drain field areas of common areas; and

D) WHEREAS, THE Grantees are the owners of the real property described as:

LOT 9, DECEPTION SHORES PLANNED UNIT DEVELOPMENT, according to the plat thereof recorded September 10, 2001, under Auditor's File No. 200109100117, records of Skagit County, Washington; Situate in a portion of Government Lots 3, 4, 5 and 6, Section 24, Township 34 North, Range 1 East of the Willamette Meridian; and

E) WHEREAS, Lot 9 described above has been allocated space in Common Area C of Deception Shores PUD in which to place the septic drainfield for Lot 9. Septic pipes have been installed that run from Lot 9 along South Deception Shores Road and under North Deception Shores Road to Common Area C.

NOW, THEREFORE, WHEREAS, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, which the parties hereto agree is sufficient and adequate consideration for the easement herein granted, and in consideration of the performance of the Grantees of the covenants, terms and conditions hereinafter set forth, Grantor hereby grants, conveys and warrants to Grantees the following easement:

A non-exclusive perpetual easement across, along, in, upon and under the real property identified above as Deception Shores PUD where components of a septic drain field to serve Lot 9 are located or are to be located. This specifically includes the area under which the septic pipes run from Lot 9 to and into Common Area C and the shared drain field area in Common Area C where a drain field and all associated equipment is to be placed that is to exclusively serve Lot 9. This easement is for the purposes of installing, constructing, operating, maintaining, inspecting, removing, repairing, and using a residential septic system; Together with the non-exclusive right of ingress and egress from said property for the foregoing purposes.

The easement includes the following conditions and covenants which Grantor and Grantee hereby promise to faithfully and fully observe and perform:

1. Costs and Expenses

Grantee shall bear and promptly pay all costs and expenses of construction and maintenance of the above described septic system to be located in Common Area C of Deception Shores PUD. Grantee shall also be responsible for the repair and maintenance of the components of the septic system that are located between Lot 9 and Common Area C.

2. Construction and Maintenance

Grantee shall construct and maintain the above described septic drain field to be located in Common Area C in accordance with all applicable laws and regulations of Skagit County and the State of Washington.

3. Prior Approval of Plans

Prior to the installation and/or alteration of the above described septic system by Grantee, plans for said construction and/or alteration shall be submitted to and approved by Deception Shores HOA Architectural Committee and Skagit County.

4. Work Standards

All work performed by Grantee shall be in accordance with the plans approved by Skagit County and shall be completed in a workman-like manner free of claims and liens. Upon completing construction or maintenance of the septic drain field, Grantee shall remove all debris and restore the surface of the property as nearly as possible to the condition in which it was at the commencement of such work.

5. Successor Interests

This easement and the rights and obligations herein shall run with the land and shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 14th day of NOVEMBER 2016.

GRANTOR: Deception Shores Community Association

By Rebecca A. Hall
REBECCA A. HALL

By _____
JEFFREY P. HEILMAN

2. Construction and Maintenance

Grantee shall construct and maintain the above described septic drain field to be located in Common Area C in accordance with all applicable laws and regulations of Skagit County and the State of Washington.

3. Prior Approval of Plans

Prior to the installation and/or alteration of the above described septic system by Grantee, plans for said construction and/or alteration shall be submitted to and approved by Deception Shores HOA Architectural Committee and Skagit County.

4. Work Standards

All work performed by Grantee shall be in accordance with the plans approved by Skagit County and shall be completed in a workman-like manner free of claims and liens. Upon completing construction or maintenance of the septic drain field, Grantee shall remove all debris and restore the surface of the property as nearly as possible to the condition in which it was at the commencement of such work.

5. Successor Interests

This easement and the rights and obligations herein shall run with the land and shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 11 day of Nov 2016.

GRANTOR: Deception Shores Community Association

By _____
REBECCA A. HALL

By 
JEFFREY P. HEILMAN

By Matt Brown
MATT BROWN

By Kathleen Brown
KATHLEEN BROWN

GRANTEES:

REBECCA A. HALL

JEFFREY P. HEILMAN

STATE OF WASHINGTON }
COUNTY OF SKAGIT }

ss.

I certify that I know or have satisfactory evidence that REBECCA A. HALL is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the _____ of the Deception Shores Community Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of _____, 2016.

Printed Name
NOTARY PUBLIC in and for the State of
Residing at:
My Commission Expires

By Matt Brown
MATT BROWN

By Kathleen Brown
KATHLEEN BROWN

GRANTEES:

Rebecca A. Hall
REBECCA A. HALL

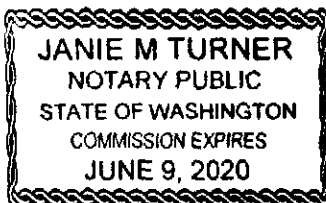
JEFFREY P. HEILMAN

STATE OF WASHINGTON
KITAP
COUNTY OF ~~SKAGIT~~ ST }

SS.

I certify that I know or have satisfactory evidence that REBECCA A. HALL is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the SECRETARY of the Deception Shores Community Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 14th day of NOVEMBER, 2016.



Janie M. Turner
Printed Name JANIE M. TURNER
NOTARY PUBLIC in and for the State of WA
Residing at: PO BOX 30
My Commission Expires 6-9-2020

By Matt Brown
MATT BROWN

By Kathleen Brown
KATHLEEN BROWN

GRANTEES:

REBECCA A. HALL

Jeffrey P. Heilman
JEFFREY P. HEILMAN

STATE OF WASHINGTON

COUNTY OF SKAGIT

} SS.

I certify that I know or have satisfactory evidence that REBECCA A. HALL is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the _____ of the Deception Shores Community Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

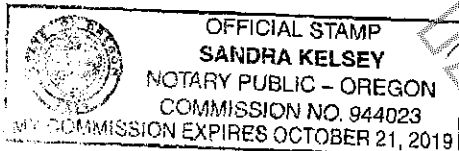
GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of _____, 2016.

Printed Name _____
NOTARY PUBLIC in and for the State of _____
Residing at: _____
My Commission Expires _____

Oregon 9872
STATE OF WASHINGTON }
Multnomah }
COUNTY OF SKAGIT } ss. 9872

I certify that I know or have satisfactory evidence that JEFFREY P. HEILMAN is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the president of the Deception Shores Community Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 11 day of Nov 2016, 2016.



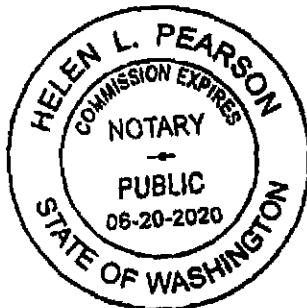
Sandra Kelsey
Printed Name SANDRA Kelsey
NOTARY PUBLIC in and for the State of Oregon
Residing at: Aloha Or 97007
My Commission Expires 10-11-16

STATE OF WASHINGTON }
COUNTY OF SKAGIT }

ss.

I certify that I know or have satisfactory evidence that MATT BROWN is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Vice President of the Deception Shores Community Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 8th day of November, 2016.



Helen L Pearson
Printed Name Helen L. Pearson
NOTARY PUBLIC in and for the State of WA
Residing at: Stanwood
My Commission Expires 6-20-20

STATE OF WASHINGTON }
COUNTY OF SKAGIT }

ss.

I certify that I know or have satisfactory evidence that JEFFREY P. HEILMAN is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the _____ of the Deception Shores Community Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of _____, 2016.

Printed Name _____
NOTARY PUBLIC in and for the State of _____
Residing at: _____
My Commission Expires _____

STATE OF WASHINGTON }
COUNTY OF SKAGIT }

ss.

I certify that I know or have satisfactory evidence that MATT BROWN is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Vice President of the Deception Shores Community Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 8th day of November, 2016.



Helen L. Pearson
Printed Name Helen L. Pearson
NOTARY PUBLIC in and for the State of WA
Residing at: Stanwood
My Commission Expires 6-20-20

STATE OF WASHINGTON }
COUNTY OF SKAGIT }

ss.

I certify that I know or have satisfactory evidence that KATHLEEN BROWN is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Treasurer of the Deception Shores Community Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 8th day of November, 2016.



Helen L. Pearson
Printed Name Helen L. Pearson
NOTARY PUBLIC in and for the State of WA
Residing at: Starwood
My Commission Expires 6-20-20

STATE OF _____ }
COUNTY OF _____ }

ss.

I certify that I know or have satisfactory evidence that JEFFREY P. HEILMAN is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of November, 2016.

Printed Name _____
NOTARY PUBLIC in and for the State of _____
Residing at: _____
My Commission Expires _____

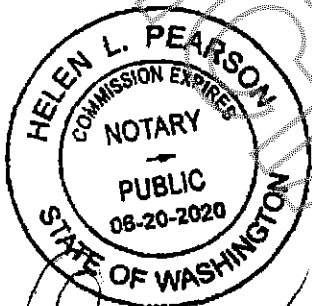
STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that KATHLEEN BROWN is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Treasurer of the Deception Shores Community Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 8th day of November, 2016.



Helen L. Pearson
Printed Name Helen L. Pearson
NOTARY PUBLIC in and for the State of WA
Residing at: Stanwood
My Commission Expires 6-20-20

STATE OF Oregon

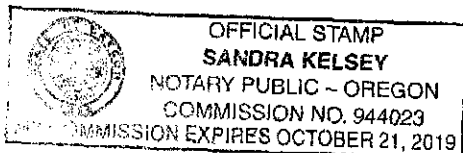
COUNTY OF Multnomah

SS.

I certify that I know or have satisfactory evidence that JEFFREY P. HEILMAN is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 11 day of November, 2016.

Sandra Kelsey
Printed Name SANDRA KELSEY
NOTARY PUBLIC in and for the State of Oregon
Residing at: aloia
My Commission Expires 10-21-19



STATE OF WA
COUNTY OF KITSAP

} ss.

I certify that I know or have satisfactory evidence that REBECCA A. HALL is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 14th day of November, 2016.



Janie M Turner
Printed Name Janie M. Turner
NOTARY PUBLIC in and for the State of WA
Residing at: PO Box 1500
My Commission Expires 6-9-2020