

After Recording Return to:

Keane Law Offices
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Seattle, WA 98105



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06/29/2018 09:51 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Covenant To Permit Access For Fence Maintenance, Repair, and Replacement

Grantor: SHARON STEWART, a single woman

Grantee: CAROL EDWARD AND JESSE BERGER, wife and husband

Assessor's Tax Parcel Nos.: P44965; P44999 (Edward/Berger Property)
P44984; P44985 (Stewart Property)

This Covenant for Fence Maintenance (the "Agreement") dated as of June 8, 2018 entered into between Carol Edward and Jesse Berger (hereinafter collectively "Edward/Berger") and Sharon Stewart (hereinafter "Stewart").

1. Edward/Berger own seven parcels of land, two of which parcels abut land owned by Stewart. Those two, contiguous, parcels of real property are situated in the County of Skagit, State of Washington, and are legally described as follows:

Government Lot 10, Section 34, Township 35 North, Range 9 East, W.M.; Except road; Also except that portion of said premises lying within the present bed of the Skagit River; Also except that portion conveyed to School District No. 34 by Deed dated August 7, 1893, filed August 30, 1893, under Auditor's File No. 17312, and recorded in Volume 28 of Deeds, page 228; Also except that portion conveyed to School District No. 79, by Deed dated May 12, 1910, filed May 31, 1910, under Auditor's File No. 79649, and recorded in Volume 81 of Deeds, page 129. Situated in Skagit County, Washington.

Assessor's Tax Parcel No.: P44965

The West 466.07 feet of the North 933.04 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 35 North, Range 9 East, W.M.; Except that portion lying Southerly of the Sauk Valley County Road. Situated in Skagit County, Washington.

Assessor's Tax Parcel No.: P44999

The above real property shall hereafter be referred to as the "Edward/Berger Property."

2. Stewart owns two parcels of real property situated in the County of Skagit, State of Washington, which abut land owned by Edward/Berger. Those two contiguous parcels are legally described as follows:

That portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 35 North, Range 9 East W.M., described as follows: Commencing at the center of said Section 34; thence South along the center line of said Section, 980 feet to the true point of beginning; thence South $68^{\circ}15'$ West to an intersection with the South line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence East along said South line to the SE corner of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence North to the point of beginning; ALSO, that portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 35 North, Range 9 East W.M., lying Southerly of the Skagit Ridge County Road as identified in deed from the United States of America, dated Dec. 9, 1960, filed July 28, 1961, as File No. 610515, and Northerly of the following described line: Beginning at the center of said Section 34; thence South along the center line of said Section 980 feet to the true point of beginning of said line; thence South $68^{\circ}15'$ West to the West line of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the terminal point of said line.

Situate in the County of Skagit, State of Washington.

Assessor's Tax Parcel No.: P44984

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 34, Township 35 North, Range 9 East, W.M., lying North of the County Road, EXCEPT that portion thereof lying North of a line described as follows: Beginning at a point 980 feet South of the center of said Section 34, on its North and South centerline; thence South $68^{\circ}15'$ West to the West line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$.

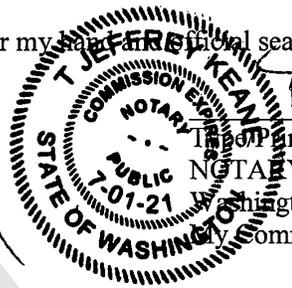
Situate in the County of Skagit, State of Washington.

Assessor's Tax Parcel No.: P44985

The above described real property shall hereafter be referred to as the "Stewart Property."

purposes therein mentioned.

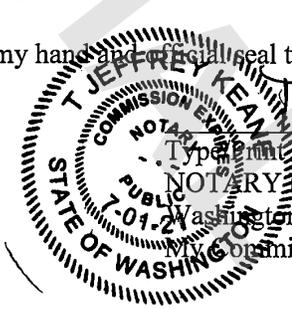
GIVEN under my hand and official seal this 8 day of June, 2018.


 Type/Print Name: T. Jeffrey Keane
 NOTARY PUBLIC in and for the State of
 Washington, residing at Seattle
 Commission Expires: July 2019

STATE OF WASHINGTON)
 : ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **Jesse Berger**, to me known to be the individuals described in and who executed the within and foregoing settlement agreement, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

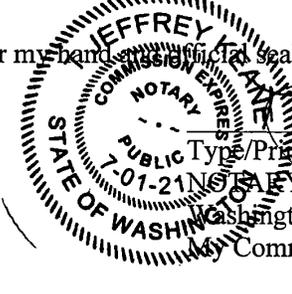
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 Type/Print Name: T. Jeffrey Keane
 NOTARY PUBLIC in and for the State of
 Washington, residing at Seattle
 Commission Expires: July 2019

STATE OF WASHINGTON)
 : ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **Sharon Stewart**, to me known to be the individuals described in and who executed the within and foregoing settlement agreement, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8 day of June, 2018.


 Type/Print Name: T. Jeffrey Keane
 NOTARY PUBLIC in and for the State of
 Washington, residing at Seattle
 Commission Expires: July 2019