

Return Address:



201903150034

03/15/2019 10:08 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Document Title:

Easement and Maintenance declaration

Reference Number (if applicable): _____

Grantor(s):

☐ additional grantor names on page ____.

- 1) Gary Lohman
- 2) Gail Lohman

Grantee(s):

☐ additional grantor names on page ____.

- 1) public
- 2) _____

Abbreviated Legal Description:

☐ full legal on page(s) ____.

Lt 4 SP 96-045

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____.

P122988

**NON-EXCLUSIVE EASEMENT
AND
MAINTENANCE DECLARATION**

THIS DECLARATION made and entered into this 27th day of February, 2019, by Gary Lohman and Gail Lohman (hereinafter "Declarants"), as owners of the following described land, situated in Skagit County, Washington:

Lot 4 of Skagit County Short Plat No. 96-045, approved May 4, 2005 and recorded May 6, 2005, under Auditor's File No. 200505060139, being a portion of the South 1/2 of the Southwest 1/4 of Section 11, Township 35 North, Range 5 East W.M., Records of Skagit County, Washington.

THE DECLARANTS under this declaration do hereby establish of record a non-exclusive easement for ingress, egress and utilities over, under and through a thirty-foot (30') wide strip of land, for the benefit of the owners and future owners of Lots 1, 2, 3 & 4 and a twenty-foot (20') wide strip of land for the benefit of the owners and future owners of Lots 2, 3, & 4 situated within Skagit County Short Plat Number PL18-0455 recorded under Auditor's file 201903150031

SAID AND DESCRIBED roadway easements is more specifically described as follows:

20-foot easement for ingress, egress and utilities as shown on Short Plat Number PL18-0455 recorded under Skagit County Auditor's file 201903150031.

30-foot easement for ingress, egress and utilities as shown on Short Plat Number PL18-0455 recorded under Skagit County Auditor's file 201903150031.

MAINTENANCE OF THE ABOVE-DESCRIBED EASEMENTS (including labor and expenses) shall be shared equally among the owners of Lots 1, 2, 3 & 4.

"MAINTENANCE" as used herein shall mean the equal requirement of said Lot owners and their successors in ownership to share the labor and cost to maintain the roadway easement in a good and workmanlike manner.

FURTHER, THE DECLARANTS under this declaration acknowledge and grant a perpetual easement for installation of utilities and for all reasonable utility maintenance and servicing requirements, including the right to enter in, cross under, through and over the described easement roadway to provide utility services.

DATED the 27th day of February, 2019.

Gary Lohman
Gary Lohman

Gail Lohman
Gail Lohman

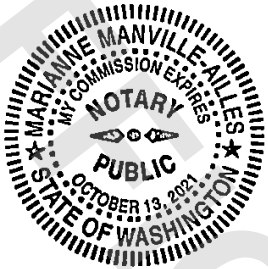
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 15 2019

Amount Paid \$
Skagit Co. Treasurer
By BT Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Gary Lohman is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentions in the instrument.



Dated 2/27/19

Marianne Manville-Alles
Signature

Notary

Title

My appointment expires 2/27/19

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Gail Lohman is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentions in the instrument.



Dated 2/27/19

Marianne Manville-Alles
Signature

Notary

Title

My appointment expires 2/27/19