



202006230053

06/23/2020 11:17 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

HOYER HOMES, LLC
1801 Grove Street, Unit B
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 23 2020

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

Document Title:

Exclusive Use Easement

Grantors:

HOYER HOMES, LLC owner Lot 4, Block 12, Millet's Addition to Mount Vernon SKAGIT COUNTY, WASHINGTON,' AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON. Hereinafter referred to as Parcel B

Grantees:

Clinton Branum, owner of Lot 3, Block 12, Millet's Addition to Mount Vernon SKAGIT COUNTY, WASHINGTON,' AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON. Hereinafter referred to as "Grantee Lot"

Legal Description:

Those portions of Lot 4, Block 12, Millet's Addition to Mount Vernon SKAGIT COUNTY, WASHINGTON,' AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON, as shown on Page 3 as Easement Area A.

Situate in Skagit County, Washington

Assessor's Property Tax Parcel/Account Number:

P134228
P53594

USE EASEMENT

WHEREAS, Hoyer Homes, LLC is the owner of Lot 4, Millet's addition to Mount Vernon Skagit County, Washington

WHEREAS, Grantee Lot is served by a fence and lawn that lies partially within Parcel B shown as Easement Area A on Page 3.

THEREFORE, Parcel B does hereby grant, convey and establish for the benefit of Grantee Lot an exclusive use and maintenance easement, together with the rights of ingress and egress over, under along and across that portion shown as Easement Area A on page 4. Grantee Lot shall be solely responsible for the maintenance of Easement Area A.

By taking title to this property, future owners agree that Hoyer Homes, LLC. is not responsible for any loss or damage resulting from an encroachment of any perimeter fence or 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 fence at or near any easement boundary line and any other encroachment now or in the future.

Grantor



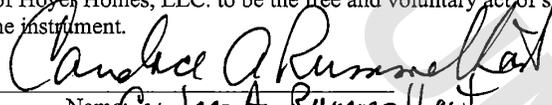
Keith Hoyer, Member
Hoyer Homes, LLC.

STATE OF WASHINGTON)
)
COUNTY OF SNOHOMISH)



I certify that I know or have satisfactory evidence that Keith Hoyer is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he was authorized to execute the instrument and acknowledged it as a Member of Hoyer Homes, LLC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated June 16, 2020



Name: Candace A. Rummelhart
Notary Public in and for the State of
Washington residing at Lake Stevens
My appointment expires: 12-07-2021

Use Easement Exhibit

