

Name & Return Address:

Guardian Northwest Title & Escrow

1301-B Riverside Drive

Mount Vernon WA 98273

Washington State Recorder's Cover Sheet (RCW 65.04) Please print legibly or type information.

Document Title(s)	Road Maintenance Agreement
Grantor(s)	Alice West, et al
____ Additional Names on Page ____ of Document	
Grantee(s)	Alice West, et al
____ Additional Names on Page ____ of Document	
Legal Description (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section) Ptn. Lots 7 and 14, Block 6, and Ptn. Lots 2 and 9, Block 3 BINGHAM ACERAGE. Complete Legal Description on Page <u>3</u> of Document	
Auditor's Reference Number(s)	
Assessor's Property Tax Parcel/Account Number(s) P62233 and P62225	
Non Standard Fee \$50.00 By signing below, you agree to pay the \$50.00 non standard fee. I am requesting an emergency non standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.  Signature of Party Requesting Non Standard Recording NOTE: Do not sign above or pay additional \$50.00 fee if document meets margin/formatting requirements. The Auditor/Recorder will rely on the information provided on this cover sheet. Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

ROAD MAINTENANCE AGREEMENT

An agreement made this 15th day of April 2021 applicable to the undersigned parcel owners:

P62225	WEST DOUGLAS A & WEST ALICE K	22900 Bumblebee Lane, Skagit County
P62193	RANDALL RICHARD S & RANDALL RANDI C	22901 Bumblebee Lane, Skagit County
P62233	WEST DOUGLAS A & ALICE K	22904 Bumblebee Lane, Skagit County
P62226	SHORT CHRISTOPHER O & SHORT SHAWNIE K	22934 Bumblebee Lane, Skagit County
P62191	MCKAY RICHARD A	22953 Bumblebee Lane, Skagit County

Road maintenance and road improvements will be undertaken and made whenever necessary to maintain the road in good operating condition at all times to ensure the provision of safe access by emergency vehicles, and owners and guests.

It is agreed by the parties that if the road is in need of repair or maintenance, the cost shall be shared equally among the homeowners, with the cost prorated according to each property owner's percentage use of said road.

All present and future owners shall be subject to and comply with the provisions of this agreement.

NOTE: Should the appropriate Skagit County entity acknowledge that in fact Skagit County is responsible for the maintenance of this dedicated road right of way (road has been vacated) then the owners will happily relinquish their obligation to the County.

22900 Bumblebee Lane

Alice West

22901 Bumblebee Lane

Alice West

22904 Bumblebee Lane

Randi Randall

22934 Bumblebee Lane

Shawn Short

22953 Bumblebee Lane

EXHIBIT "A"
Property Description

Closing Date: April 20, 2021

Buyer(s): Daniel Matthaei Rhudy and Jennifer Anne Rhudy

Property Address: 22904 Bumblebee Lane, Mount Vernon, WA 98273

PROPERTY DESCRIPTION:

PARCEL "A":

Lot 14, Block 6, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL "B":

The South 38.71 feet of Lot 7, Block 6, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24 records of Skagit County Washington.

Situated in Skagit County, Washington.

PARCEL "C":

The West 1 (one) foot and the East 20.00 feet of Lot 7, Block 6, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24 records of Skagit County Washington, EXCEPT the South 38.71 feet thereof.

TOGETHER WITH that portion of the right-of-way which, upon vacation, attached to the North line of said Lot 7 and which lies West of the Southerly prolongation of the East line of the West 3.43 feet of Lot 9, Block 3, "BINGHAM ACREAGE".

TOGETHER WITH a non-exclusive easement over, under, and through the East 14.00 feet of the West 15.00 feet of said Lot 7, including that portion of the vacated right-of-way adjacent to the North line thereof which lies West of the Northerly prolongation of the East line of the West 15.00 feet of said Lot 7 for construction, maintenance, and operation of a water line to be installed within the above described parcel, EXCEPT the South 38.71 feet of said Lot 7.

Situated in Skagit County, Washington.

PARCEL "D":

The East 1 (one) foot of the West 3.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24 records of Skagit County Washington, EXCEPT the North 10.00 feet thereof.

Situated in Skagit County, Washington.

PARCEL "E":

Beginning at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24 records of Skagit County Washington; thence North 8933'49" East along the North line of said Lot 2, a distance of 3.00 feet; thence South 0002'20" East, a distance of 3.00 feet; thence South 1552'34" East, a distance of 7.29 feet to the point of intersection of the East line of the West 3.43 feet of said Lot 2 with the South line of the North 10 feet of said Lot 2; thence South 8933'49" West, a distance of 1.00 feet to the East line of the West 2.43 feet of said Lot 2; thence North 0002'20" West along said East line a distance of 10.00 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement over, under and through the East 15.00 feet of the West 17.43 feet of said Lot 2 for construction, maintenance, and operation of a water line.

Situated in Skagit County, Washington.

PARCEL "F":

The East 1 (one) foot of the West 3.43 feet of Lot 9, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24 records of Skagit County Washington.

TOGETHER WITH that portion of the right-of-way which, upon vacation, attached to the South line of said Lot 9 and which lies between the Southerly projection of the sidelines of the hereinabove described 1 (one) foot strip.

TOGETHER WITH a non-exclusive easement over, under, and through the East 15.00 feet of the West 17.43 feet of said Lot 9, including that portion of the vacated right-of-way lying between the Southerly projection of the sidelines of said 15.00 foot strip for construction, maintenance, and operation of a water line.

Situated in Skagit County, Washington.

PARCEL "G":

Lot 7, Block 6, BINGHAM ACREAGE, according to the plat thereof, recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

EXCEPT the South 38.71 feet thereof;

AND EXCEPT the West 1 foot and the East 20 feet of the remainder;

AND ALSO EXCEPT the right-of-way which would attached to said Lot 7 as vacated by Auditor's File No. 9511140028, records of Skagit County, Washington.

Situated in Skagit County, Washington.