

POOR ORIGINAL

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 10/18/2022

GNW 22-16949

Driveway Access Agreement

This Agreement is made this 12th day of October, 2022, by and between Pat and Teresa Cromeenes, husband and wife ("Cromeenes"), Gary and Nancy Hoffman, husband and wife ("Hoffman") and G&D Wallace, Inc., a Washington corporation ("Wallace").

Recitals

- A. Wallace is the owner of certain farmland in Skagit County Washington located north of Bow Hill Road and listed under Skagit County Tax Parcels: 48657, 118489, 48649, 48646, and 48650 and legally described on Exhibit "A" (hereinafter the "Farmland"). Hoffman owns parcel #71268 at 5840 Inez Street, legally described on Exhibit "B", and Cromeenes owns parcel #48662 at 5842 Inez Street legally described on Exhibit "C".
- B. Wallace and Hoffman use an unopened Skagit County right of way known as Davison Road for access from the paved Skagit County Road known as Inez Street to their respective properties. A survey map showing the driveway area cross hatched in light blue and labeled "Shared Driveway" is attached as Exhibit "D" and incorporated herein by this reference.
- C. Cromeenes sold Wallace a strip of his land extending from Wallace's farmland to the Shared Driveway (said strip of land shown as "Tract X" on Exhibit D) and agreed to enter into this agreement to memorializes Wallace's, Hoffman's and Cromeenes' right to use the Shared Driveway for access to their respective properties in perpetuity.

Now, Therefore, in consideration of the mutual benefits arising from this agreement, the sufficiency of which are acknowledged by Wallace, Cromeenes and Hoffman, the parties agree as follows:

The West 238 feet of that portion of the South 8 rods of the East Half of the North Half of the South Half of the Northeast Quarter of the Northeast Quarter, Section 18, Township 34 North, Range 4 East, W.M., said portion lying East of the East margin of "Market Street," as described in instrument recorded July 29, 1958, under Auditor's File No. 568431, records of Skagit County, Washington.

EXCEPT the North 10 feet of the East 163.61 feet thereof.

Situate in Skagit County, Washington.

1. The parties covenant among each other not to erect gates, fences, or any other obstructions to vehicular (including wide farm equipment) access on the Shared Driveway without the prior written consent of all parties.
2. The Shared Driveway area shall be available as an access road from the paved Skagit County Road known as Inez Street to each parties' respective property in perpetuity, for use by Wallace, Cromeenes, Hoffman and their respective successors, assigns, tenants, and invitees.
3. The parties hereby grant to each other all rights necessary to accomplish the purpose and intent of this agreement.
4. The benefits and burdens of this agreement shall run with the land and bind Wallace, Cromeenes, Hoffman and their respective heirs, successors, and assigns, as well as their respective properties, including any after acquired title whether resulting from a vacation of Davison Street or otherwise.

IN WITNESS WHEREOF the parties have hereunto set their hand the date and year first above written.

G & D WALLACE, INC.

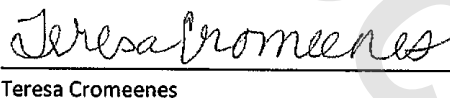
By: _____

Jack R. Wallace, Secretary


Gary Hoffman


Nancy Hoffman


Pat Cromeenes


Teresa Cromeenes

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

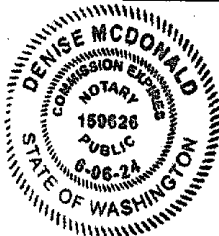
I certify that I know or have satisfactory evidence that Gary Hoffman is the person who appeared before me, and said person acknowledged that he signed this instrument, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

DATED: October 12, 2022.

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Nancy Hoffman is the person who appeared before me, and said person acknowledged that he signed this instrument, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

DATED: October 12, 2022.



Denise McDonald

Notary Public

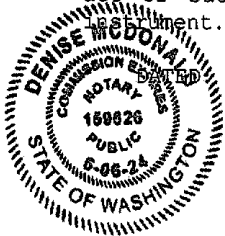
Denise McDonald

(Print or Type Name of Notary)

My Appointment Expires: 6-6-2024

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Jack Wallace is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Secretary of G & D WALLACE, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



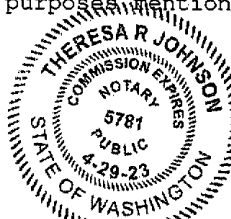
October 12, 2022.

Denise McDonald
Denise McDonald
Expires 6-6-2024

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Pat Cromeenes is the person who appeared before me, and said person acknowledged that he signed this instrument, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

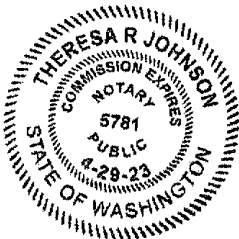
DATED: October 14th, 2022.



STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Teresa Cromeenes is the person who appeared before me, and said person acknowledged that he signed this instrument, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

DATED: October 14th, 2022.



Notary Public

Theresa R. Johnson
(Print or Type Name of Notary)

My Appointment Expires: 4-29-23

EXHIBIT "A"

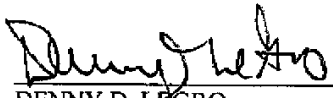
PTN. PATRICK R. CROMEENES, ETAL. TAX PARCEL No. P48662
BEING CONVEYED TO
G & D WALLACE INC. TAX PARCEL No. P48639 & P48657

LEGAL DESCRIPTION

That portion of Tract 2 of Short Plat No. 35-80 as approved March 17, 1981, and recorded March 19, 1981, in Volume 5 of Short Plats, page 38, under Auditor's File No. 8103190003, records of Skagit County, Washington, lying within the SE ¼ of the SE ¼ of Section 34, Township 36 North, Range 3 East of the Willamette Meridian described as follows:

Beginning at the Northeast corner of said Tract 2 of Short Plat No. 35-80;
thence S 89°45'40" W along the North line of said Tract 2, a distance of 28.15 feet;
thence S 3°14'03" E, a distance of 90.58 feet;
thence S 22°54'58" E, a distance of 56.72 feet, more or less, to a point on the East line of said Tract 2 which bears S 0°23'00" W, a distance of 142.81 feet from the point of beginning;
thence N 0°23'00" E along the East line of said Tract 2, a distance of 142.81 feet to the point of beginning; EXCEPT the East 5 feet thereof conveyed to Skagit County for road purposes by deed recorded April 27, 1981, under Auditor's File No. 8104270005, records of Skagit County, Washington.

All situate in the County of Skagit, State of Washington.



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: July 21, 2020

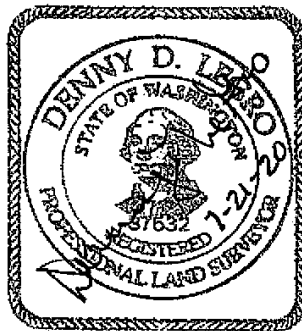


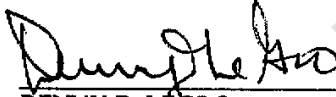
EXHIBIT "B"

TAX PARCEL No. P48662
PATRICK R. & TERESA H. CROMEENES
BEFORE BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

Tract 2 of Short Plat No. 35-80, approved March 17, 1981 and recorded March 19, 1981 in Volume 5 of Short Plats, page 38, under Auditor's File No. 8103190003, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 36 North, Range 3 East of the Willamette Meridian; EXCEPT the East 5 feet thereof conveyed to Skagit County for road purposes by deed recorded April 27, 1981, under Auditor's file No. 8104270005, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO

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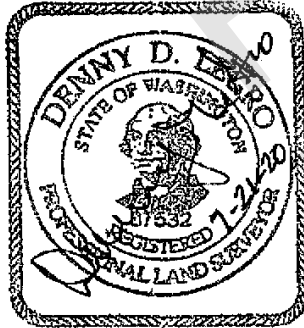


EXHIBIT "C"

TAX PARCEL No. P48639 & P48657
G & D WALLACE, INC.
BEFORE BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

Tract 1 of Short Plat No. 35-80, approved March 17, 1981 and recorded March 19, 1981 in Volume 5 of Short Plats, page 38, under Auditor's File No. 8103190003 records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ and of the Northeast $\frac{1}{4}$ of Section 34, Township 36 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: July 21, 2020

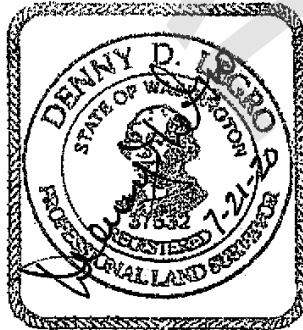


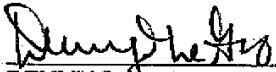
EXHIBIT "D"

TAX PARCEL No. P48662
PATRICK R. & TERESA H. CROMEENES
AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

Tract 2 of Short Plat No. 35-80, approved March 17, 1981 and recorded March 19, 1981 in Volume 5 of Short Plats, page 38, under Auditor's File No. 8103190003, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 36 North, Range 3 East of the Willamette Meridian; EXCEPT that portion thereof described as follows: Beginning at the Northeast corner of said Tract 2 of Short Plat No. 35-80; thence S $89^{\circ}45'40''$ W along the North line of said Tract 2, a distance of 28.15 feet; thence S $3^{\circ}14'03''$ E, a distance of 90.58 feet; thence S $22^{\circ}54'58''$ E, a distance of 56.72 feet, more or less, to a point on the East line of said Tract 2 which bears S $0^{\circ}23'00''$ W, a distance of 142.81 feet from the point of beginning; thence N $0^{\circ}23'00''$ E along the East line of said Tract 2, a distance of 142.81 feet to the point of beginning; AND EXCEPT the East 5 feet of said Tract 2 of Short Plat No. 35-80 conveyed to Skagit County for road purposes by deed recorded April 27, 1981, under Auditor's File No. 8104270005, records of Skagit County, Washington

Situate in the County of Skagit, State of Washington.



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Date: July 21, 2020

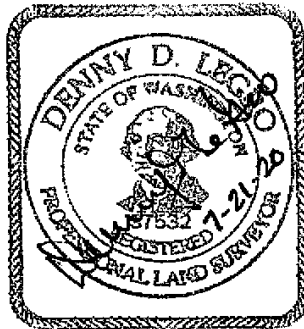


EXHIBIT "E"

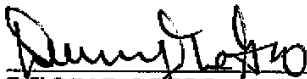
TAX PARCEL No. P48639 & P48657
G & D WALLACE, INC.
AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

Tract 1 of Short Plat No. 35-80, approved March 17, 1981 and recorded March 19, 1981 in Volume 5 of Short Plats, page 38, under Auditor's File No. 8103190003, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ and of the Northeast $\frac{1}{4}$ of Section 34, Township 36 North, Range 3 East of the Willamette Meridian; TOGETHER WITH that portion of Tract 2 of said Short Plat No. 35-80, lying within the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 36 North, Range 3 East of the Willamette Meridian described as follows:

Beginning at the Northeast corner of Tract 2 of said Short Plat No. 35-80;
thence S $89^{\circ}45'40''$ W along the North line of said Tract 2, a distance of 28.15 feet;
thence S $3^{\circ}14'03''$ E, a distance of 90.58 feet;
thence S $22^{\circ}54'58''$ E, a distance of 56.72 feet, more or less, to a point on the East line of said Tract 2 which bears S $0^{\circ}23'00''$ W, a distance of 142.81 feet from the point of beginning;
thence N $0^{\circ}23'00''$ E along the East line of said Tract 2, a distance of 142.81 feet to the point of beginning; EXCEPT the East 5 feet thereof conveyed to Skagit County for road purposes by deed recorded April 27, 1981, under Auditor's File No. 8104270005, records of Skagit County, Washington.

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