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Skagit County Auditor

When recorded return to:

Craig Sjostrom
Attorney at Law
1204 Cleveland Ave.
Mount Vernon, Washington 98273

REVIEWED BY
SKAGIT COUNTY TREASURER

DEPUTY *Amy Thompson*
DATE *6-5-25*

DECLARATION OF EASEMENT FOR DRAINAGE LINE

Grantor: Dependable Development LLC

Grantee: Dependable Development LLC

**Legal Description: Lots 155 and 156, Eaglemont Phase 1B, Div. 5 & 6, AFN 200601100170
(Additional Legal Description Below)**

Assessor's Property Tax Parcel or Account Nos.: P124064; P124065

Reference Nos of Documents Assigned or Released: N/A

THIS DECLARATION OF EASEMENT is made this 4th day of June, 2025, by
Dependable Development LLC, the owner of the following-described real property:

Parcel A (P124064; 4617 Beaver Pond Drive S., Mount Vernon, WA 98273):

Lot 155, PLAT OF EAGLEMONT PHASE 1B, Divisions 5 & 6, per the plat
thereof recorded under Skagit County Auditor's File No. 200601100170

Parcel B (P124065; 4615 Beaver Pond Drive S., Mount Vernon, WA 98273):

Lot 156, PLAT OF EAGLEMONT PHASE 1B, Divisions 5 & 6, per the plat
thereof recorded under Skagit County Auditor's File No. 200601100170

1. Declarant does hereby impose upon each of the above parcels, and for the benefit of both, a non-exclusive easement for maintenance, repair, replacement and operation of an existing drainage water line, originating on Parcel B and extending through Parcel A. The area of the said easement shall be 6 feet in width, centered on the existing drain line.
2. The provisions of this Declaration shall run with and be appurtenant to the properties above-described, and the future owners thereof shall share equally in the responsibility for repair and maintenance of the drainage line, including the costs thereof.
3. Each parcel shall be subject to the imposition of a lien for that parcel's proportionate share of an expense or expenses incurred in connection with repair or maintenance to the water

line, such lien to be placed of record and foreclosed in the manner provided by law for the foreclosure of mechanic's or materialman's liens. No lien shall be placed of record until a period of 30 days has elapsed following the mailing of a demand for payment by registered or certified mail, return receipt requested, to each lot owner who has failed to pay his or her proportionate share. Only one copy of the demand need be mailed, and shall be sent to the relevant lot owner(s) at the address to which that lot's County property tax statements are sent. The costs of placing the lien of record and enforcing the same, including reasonable attorney's fees, shall be added to the amounts due thereunder.

4. It is Declarant's express intent that the easement declared herein not merge with the underlying fee title, despite the two subject parcels being in common ownership, either now or in the future.

DEPENDABLE DEVELOPMENT LLC

By: Patrick Coogan

PATRICK COOGAN, Governor

STATE OF WASHINGTON)
:ss.
COUNTY OF SKAGIT)

On this 4 day of June, 2025, before me personally appeared Patrick Coogan, to me known to be a governor of Dependable Development LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Craig Sjostrom
NOTARY PUBLIC in and for the State of Washington,
residing at mt. Vernon
My commission expires: 3/1/28
Name: Craig Sjostrom