

Planning

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SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

KATHY HILL
SKAGIT COUNTY AUDITOR

OCT 11 1996

NON-EXCLUSIVE EASEMENT
AND
MAINTENANCE DECLARATION

'96 OCT 11 P1:22

Amount Paid to
Skagit Co. Treasurer
By *[Signature]*
Deputy

RECORDED FILED
REQUEST OF *[Signature]*

9610110055

THIS DECLARATION made and entered into this 17th day of September 1996, by John Bouslog, Sue Ellen Tate, Barbara Bazant, Melvin Bouslog, Karla Ohrt, and June A. Bouslog; As owners of the following described land, situated in Skagit County, Washington:

That portion of the East Half of the Northeast Quarter of Section 3, Township 34 North, Range 3 East, W.M., lying Southerly of the right-of-way commonly known as Peterson Road.

THE DECLARANT under this Declaration does hereby establish of record a Non-Exclusive Easement for ingress, egress, and utilities over, under, and through a sixty (60) foot wide strip of land and a temporary hammerhead easement in a portion of the East Half of the Northeast Quarter of Section 3, Township 34 North, Range 3 East, W.M. for the benefit of the future owners of Lots 1, 2, 3, and 4 situated within Skagit County Short Plat No. 96-012, recorded in Volume 12 of Short Plats at page 155, records of Skagit County, Washington, Skagit County Auditor's File No. 9610110054 that this property access shall be perpetual further subject to the right of declarant to future subdivide and otherwise develop for any use the remainder of Lot 4 or any part thereof and to grant easements in and to the roadway described herein to all future owners of resulting lots or other parcels.

SAID EASEMENT is more specifically described as follows:

Commencing at the Northeast corner of Section 3, Township 34 North, Range 3 East, W.M.; thence South 0° 16' 51" West along the East line of said Section 3, a distance of 30.01 feet to the South right-of-way of the road commonly known as Peterson Road; thence North 88° 20' 14" West along the South line of said right-of-way a distance of 700.09 feet to the TRUE POINT OF BEGINNING; thence Southeasterly along a nontangent curve concave to the Southwest, whose radius point bears South 1° 39' 46" West a distance of 25.00 feet through a central angle of 88° 31' 53" an arc distance of 38.63 feet; thence South 0° 11' 39" West a distance of 719.08 feet; thence South 89° 48' 21" East a distance of 90.00 feet; thence North 0° 11' 39" East a distance of 60.00 feet; thence North 89° 48' 21" West a distance of 30.00 feet; thence North 0° 11' 39" East a distance of 656.25 feet; thence along a curve to the right having a radius of 25.00 feet through a central angle of 91° 28' 07" an arc distance of 39.91 feet to the South right-of-way of Peterson Road; thence North 88° 20' 14" West along the South line thereof, a distance of 110.04 feet to the TRUE POINT OF BEGINNING, said easement is further shown on Sheet 1 of 2, Skagit County Short Plat No. 96-012.

MAINTENANCE OF ABOVE DESCRIBED EASEMENT shall be the labor and cost of the future owners of aforesaid Lots 1, 2, 3, and 4.

MAINTENANCE defined herein shall mean the equal requirement of said future owners of said Lots 1, 2, 3, and 4 to share said labor and cost to maintain said roadway easement in a good workmanlike manner and to the pleasure of declarant herein.

FURTHER, THE DECLARANT under this declaration further acknowledges and grants the perpetual easement for installation of utilities and specifically these rights to, but not limited to Puget Sound Power & Light Company, General Telephone Company, and further any successors and assigns of said companies the right to enter in, cross under, through and over described easement roadway to provide utility services to all of said Short Plat 96-012 and to any further division and refinements thereof.

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BK 1593 PG 0521

John L. Bouslog
John L. Bouslog

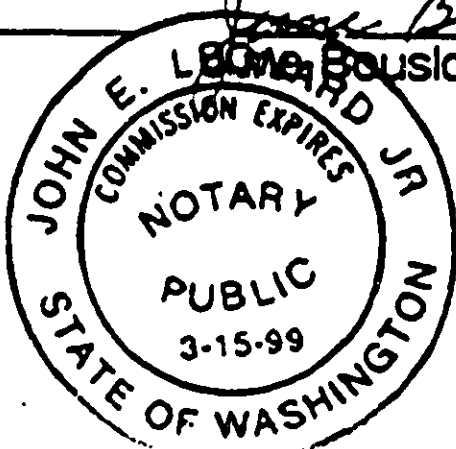
Melvin Bouslog by John L. Bouslog
Melvin Bouslog Attorney-in-fact

Sue Ellen Tate by John L. Bouslog
Sue Ellen Tate
(Formerly Sue Ellen Moore) Attorney-in-fact

Karla Ohrt by Barbara A. Bazant
Karla Ohrt Attorney-in-fact

Barbara Bazant
Barbara Bazant
(Formerly Barbara Lehnerr)

John Bouslog by Barbara A. Bazant
John Bouslog Attorney-in-fact

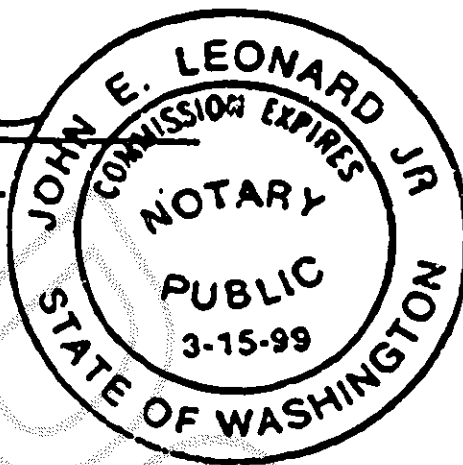


ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF SKAGIT)

On this 18th day of September 1996, before me, personally appeared John Bouslog attorney in fact for Melvin Bouslog and Sue Ellen Tate, formerly Sue Ellen Moore and acknowledged that he signed the same as his free and voluntary act and deed as attorney in fact for said principals for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and the said principals are now living and are not insane. Given under my hand and official seal the day and year last above written.

John E. Leonard Jr
Notary Public in and for the State of Wash
Residing at Sedro Woolley

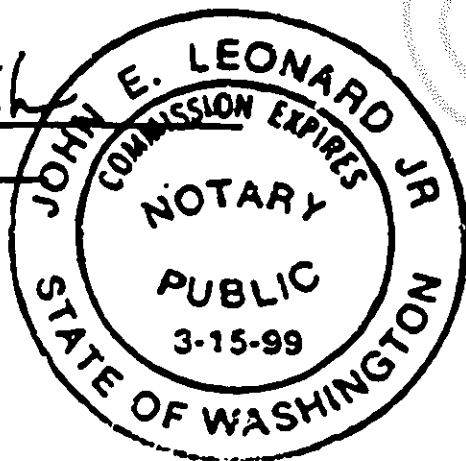


ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF SKAGIT)

On this 18th day of September 1996, before me, personally appeared Barbara Bazant attorney in fact for Karla Ohrt and John Bouslog, and acknowledged that she signed the same as his free and voluntary act and deed as attorney in fact for said principals for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and the said principals are now living and are not insane. Given under my hand and official seal the day and year last above written.

John E. Leonard Jr
Notary Public in and for the State of Wash
Residing at Sedro Woolley



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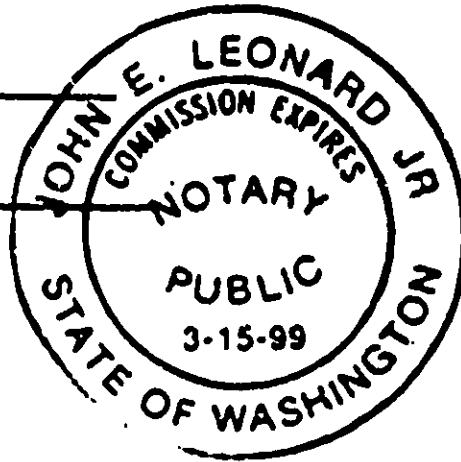
ACKNOWLEDGMENT

STATE OF WASHINGTON)
)ss
COUNTY OF SKAGIT)

On this 10th day of September 1996, before me the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared John L. Bouslog to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year above written.

John E. Leonard Jr.
Notary Public
Residing at Sedro Woolley



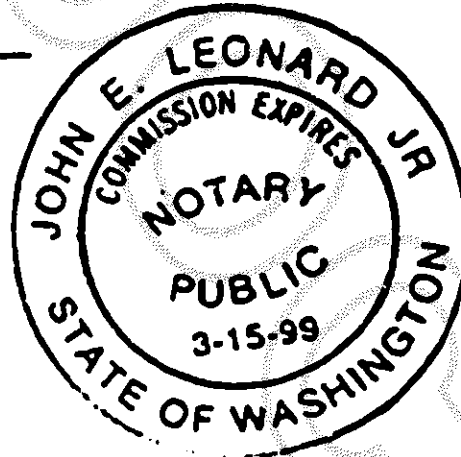
ACKNOWLEDGMENT

STATE OF WASHINGTON)
)ss
COUNTY OF SKAGIT)

On this 18th day of September 1996, before me the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared BARBARA BOZANT to me known to be the individual described in and who executed the within instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year above written.

John E. Leonard Jr.
Notary Public
Residing at Sedro Woolley



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