



199912070057
Kathy Hill, Skagit County Auditor
12/7/1999 Page 1 of 4 2:11:12PM

NON-EXCLUSIVE EASEMENT
AND
MAINTENANCE DECLARATION

THIS DECLARATION made and entered into this 28th day of July, 1999, by Ron & Annette Medford and James & TERRI Cook of Skagit County

(hereinafter "Declarants"), as owners of the following described land, situated in Skagit County, Washington: 3763 Hwy 20 Concrete, wa (16+ acres)
P# 42398 assessors# 350710-4-002-0000

THE DECLARANTS under this declaration do hereby establish of record a Non-Exclusive Easement for ingress, egress and utilities over, under and through a sixty-foot (60') wide strip of land, for the benefit of the owners and future owners of Lots 1 thru 6, situated within (1, 2, 3, 4, 5 and 6) Skagit County Short Plat Number 96-0032. Recorded in Volume _____ of Short Plats at page _____, under Skagit County Auditor's file _____, records of Skagit County, Washington. Declarants further provide that this property access is perpetual and SUBJECT TO the right of Declarants to dedicate the roadway to Skagit County as a public County road, all at the exclusive option of Declarants or their successors owning a majority of the Lots.

SAID AND DESCRIBED roadway easement is more specifically described as follows:

MAINTENANCE OF THE ABOVE-DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of Lots 1, 2, 3, 4, 5 and 6

"MAINTENANCE" as used herein shall mean the equal requirement of said Lot owners and their successors in ownership to share the labor and cost to maintain the roadway easement in a good and workmanlike manner and, so long as Declarants own one or more of the Lots, to the pleasure of the Declarants herein.

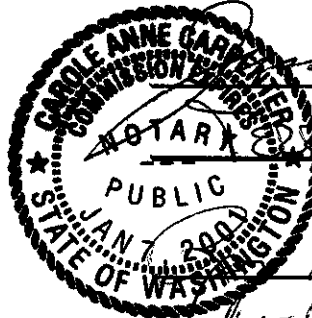
FURTHER, THE DECLARANTS under this declaration acknowledge and grant a perpetual easement for installation of utilities and for all reasonable utility maintenance and servicing requirements, including the right to enter in, cross under, through and over the described roadway to provide utility services to each owner of a property within Short Plat 96-032 and any division or refinement thereof, and Declarants specifically grant to, but not limited to, Puget Sound Power & Light Company, General Telephone Company, County Cable, and any successors and assigns of said companies.

DATED the 28 day of July, 19 99

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

NOV 17 1999

Amount Paid \$ - 0 -
Skagit County Treasurer
By: [Signature] Deputy



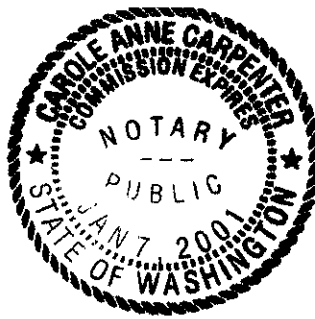
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Kathy Hill, Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)



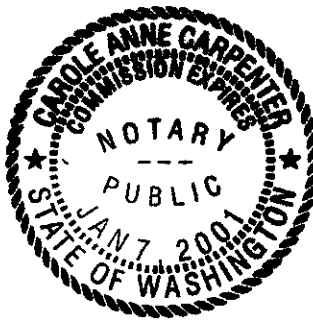
On this 28 day of July, 1999, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James and TERRI COOK, to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes mentioned herein,

WITNESS my hand and official seal hereto affixed the day and year above written,

Carole Anne Carpenter
Notary Public in and for the State of
Washington residing at: Lyman, Wa.
My commission expires: January 7, 2001



STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)



On this 28 day of July, 1999, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Ron Medford & Annette Medford, to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes mentioned herein,

WITNESS my hand and official seal hereto affixed the day and year above written,

Carole Anne Carpenter
Notary Public in and for the State of
Washington residing at: Lyman, Wa.
My commission expires: January 7, 2001

