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, Skagit County Auditor

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Return to: Skagit Surveyors & Engineers  
806 Metcalf Street  
Sedro-Woolley, WA 98284  
Phone: (360) 856-2121

COVER SHEET

NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION

GRANTOR: ADAM WARE and KATHY WARE, husband and wife, as to an undivided 1/3 interest; JARED WARE, a single man, as to an undivided 1/3 interest, LEVI WARE, a single man, as to an undivided 1/3 interest

GRANTEE: ADAM WARE and KATHY WARE, husband and wife, as to an undivided 1/3 interest; JARED WARE, a single man, as to an undivided 1/3 interest, LEVI WARE, a single man, as to an undivided 1/3 interest

LEGAL DESCRIPTION

The southwest quarter of the northeast quarter, the southeast quarter of the northwest quarter and the northwest quarter of the southeast quarter of Section 3, Township 33 North, Range 4 East, W.M.

ASSESSOR'S PROPERTY TAX PARCEL NUMBER: P16243, P116280

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

FEB 27 2001

Amount Paid \$  
By Skagit Co. Treasurer Deputy  
*sp*

**NON-EXCLUSIVE EASEMENT  
AND  
MAINTENANCE DECLARATION**

THIS DECLARATION made and entered into this 9th day of October 2000, by ADAM WARE and KATHY WARE, husband and wife, as to an undivided 1/3 interest; JARED WARE, a single man, as to an undivided 1/3 interest; LEVI WARE, a single man, as to an undivided 1/3 interest (hereinafter "Declarants"), as owners of the following described land, situated in Skagit County, Washington:

The southwest quarter of the northeast quarter, the southeast quarter of the northwest quarter, and the northwest quarter of the southeast quarter of Section 3, Township 33 North, Range 4 East, W.M.

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 the southwest quarter of the northeast quarter, the southeast quarter of the northwest quarter, and the owners and future owners of the northwest quarter of the southeast quarter of Section 3, Township 33 North, Range 4 East, W.M. Section 3, Township 33 North, Range 4 East, W.M.. 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:

See attached Exhibit A.

MAINTENANCE OF THE ABOVE-DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of the southwest quarter of the northeast quarter, the southeast quarter of the northwest quarter, and the owners of the northwest quarter of the southeast quarter of Section 3, Township 33 North, Range 4 East, W.M. Section 3, Township 33 North, Range 4 East, W.M.

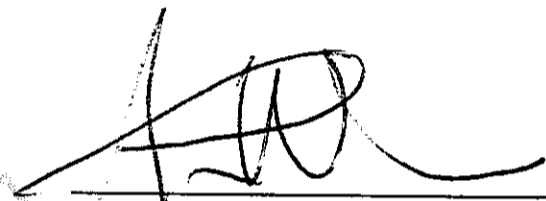


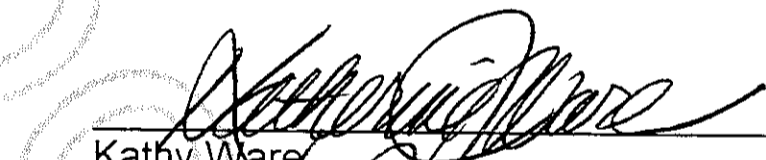
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"MAINTENANCE" as used herein shall mean the equal requirement of said Lot owners and their successors in ownership to share the labor and cost to maintain the roadway easement in a good and workmanlike manner and, so long as Declarants own one or more 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 easement roadway to provide utility services to the property described herein and others, and Declarants specifically grant these rights to, but not limited to, Puget Sound Energy, Verizon Northwest, Northland Cable, and any successors and assigns of said companies.

DATED the 9<sup>TH</sup> day of October, 2000.

  
Adam Ware

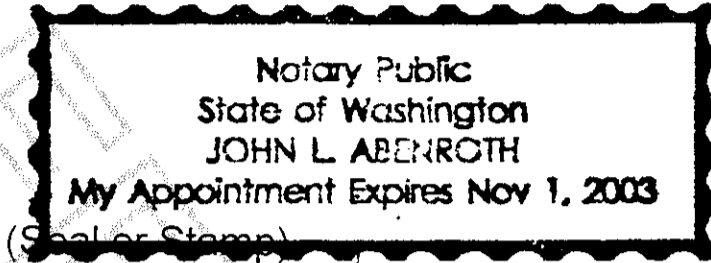
  
Kathy Ware

  
Jared Ware

  
Levi Ware

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that ADAM WARE and KATHY WARE, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentions in the instrument.

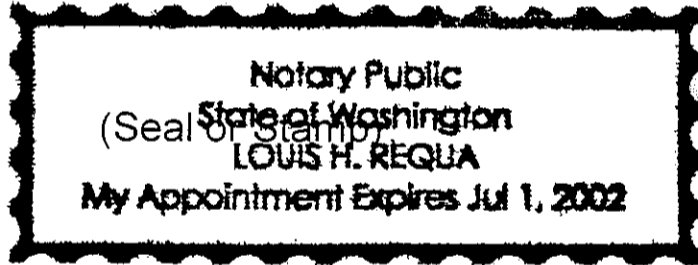


Dated 11/19/00  
Signature [Handwritten Signature]

Title NOTARY PUBLIC  
My appointment expires 11/1/2003

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that JARED WARE is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentions in the instrument.

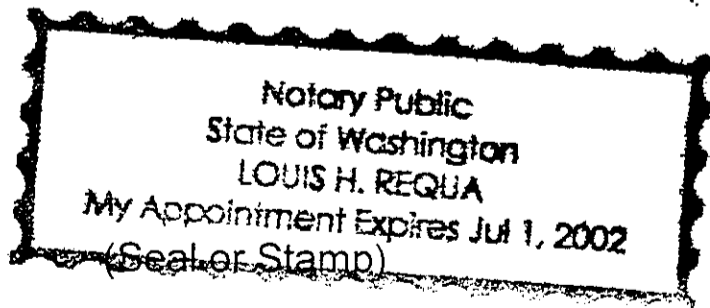


Dated 10/11/00  
Signature [Handwritten Signature]

Title Notary Public  
My appointment expires July 1, 2002

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that LEVI WARE is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentions in the instrument.



Dated 10/11/00  
Signature [Handwritten Signature]

Title Notary Public  
My appointment expires July 1, 2002





806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION  
FOR  
ADAM WARE  
OF  
AN ACCESS EASEMENT

September 27, 2000

A non-exclusive easement 60 feet wide for ingress, egress, and utilities over, under, and through the southeast quarter of the northwest quarter, the southwest quarter of the northeast quarter and the northwest quarter of the southeast quarter all in Section 3, Township 33 North, Range 4 East, W.M., the centerline of which is described as follows:

Commencing at the southwest corner of the southeast quarter of the northwest quarter of said Section 3; thence N01°57'53"W along the west line thereof, a distance of 433.25 feet to the centerline of Cascade Ridge Drive as shown on the plat of CASCADE RIDGE P.U.D. filed in Volume 14 of Plats at Pages 112-121 records of Skagit County, Washington and the initial point of this centerline description; thence N78°54'55"E, a distance of 22.80 feet to the point of curvature of a curve to the left having a radius of 170.00 feet; thence easterly along said curve through a central angle of 15°19'30" and an arc length of 45.47 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet; thence easterly along said curve through a central angle of 35°35'31" and an arc length of 71.44 feet; thence S80°49'04"E, a distance of 56.12 feet to the point of curvature of a non-tangent curve to the right having a radius of 176.38 feet, from this point the center bears S65°32'47"E; thence northerly along said curve through a central angle of 73°35'16" and an arc length of 226.54 feet; thence S81°57'31"E, a distance of 155.47 feet to the point of curvature of a curve to the left having a radius of 169.81 feet; thence easterly along said curve through a central angle of 40°20'14" and an arc length of 119.55 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet; thence easterly along said curve through a central angle of 90°51'48" and an arc length of 182.37 feet to the point of reverse curvature of a curve to the left having a radius of 274.51 feet; thence easterly along said curve through a central angle of 27°15'57" and an arc length of 130.63 feet; thence S58°41'55"E, a distance of 217.08 feet to the point of curvature of a curve the left having a radius of 325.55 feet; thence easterly along said curve through a central angle of 25°03'59" and an arc length of 142.43 feet to the

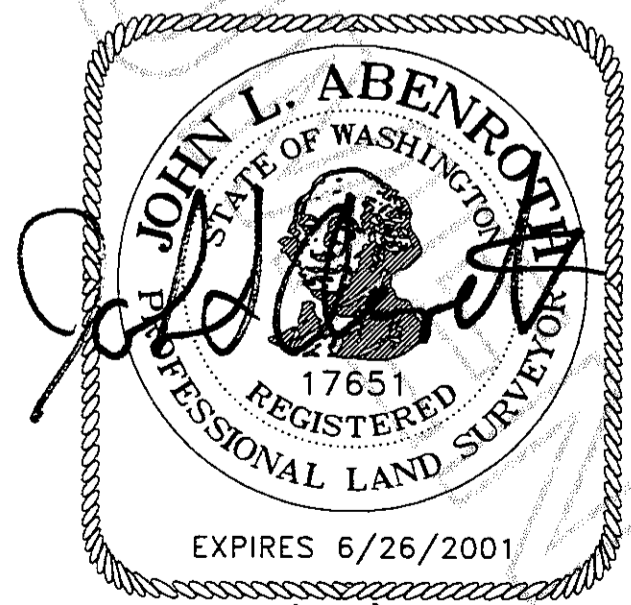


point of reverse curvature of a curve to the right having a radius of 115.00 feet; thence easterly along said curve through a central angle of 29°54'17" and an arc length of 60.02 feet to Point "A"; thence continuing along said curve through a central angle of 31°14'36" and an arc length of 62.71 feet; thence S22°36'59"E, a distance of 243.39 feet to the point of curvature of a curve to the right having a radius of 115.00 feet; thence southerly along said curve through a central angle of 15°19'19" and an arc length of 30.75 feet to the point of reverse curvature of a curve to the left having a radius of 115.00 feet; thence southerly and easterly along said curve through a central angle of 134°33'57" and an arc length of 270.09 feet to the point of reverse curvature of a curve to the right having a radius of 150.00 feet; thence easterly along said curve through a central angle of 62°00'54" and an arc length of 162.35 feet to the point of curvature of a reverse curve to the left having a radius of 115.00 feet; thence easterly and northerly along said curve through a central angle of 83°51'20" and an arc length of 168.31 feet; thence N16°17'57"E, a distance of 67.15 feet to a point on the east-west centerline of said Section 3 which lies N87°15'24"E, a distance of 1895.24 feet from the southwest corner of the southeast quarter of the northwest quarter of said Section 3 and the terminus of this centerline description.

TOGETHER WITH an easement for ingress, egress, utilities, and cul-de-sac described as follows:

Beginning at Point "A" described above; thence N36°08'24"E, a distance of 45.00 feet to the center of a 45 foot radius cul-de-sac with 20 foot radius entrance and exit curves at the intersections with the northeasterly line of the hereinabove described 60 foot easement.

Situated in Skagit County, Washington.



10/4/00

