



200310010079

Skagit County Auditor

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After recording return document to:

Jon Miller

24219 Gunderson Road

Mount Vernon, WA 98273

Document Title: Non-Exclusive Easement & Maintenance Declaration

Reference No. of Related Document: Short CaRD No. 99-0024

Grantor: Jon Miller

Additional Grantors:

Grantee: Owners, Successors & Assigns of Lots 1,2,3 & 4.

Additional Grantees on Page of Document.

Abbreviated Legal Description: Tract 4, Gunderson Meadows Survey 8302090038 in 30-34-5 East, W.M.

Assessor's Tax/Parcel Number: P#30507

**NON-EXCLUSIVE EASEMENT
AND
MAINTENANCE DECLARATION**

THIS DECLARATION, made and entered into this 5 day of September 2003 by JON MILLER, 24219 Gunderson Road, Mount Vernon, WA 98273, as Owner of the following described respective parcel, situate in Skagit County, Washington;

TRACT 4, GUNDERSON MEADOWS SURVEY, AS RECORDED IN VOLUME 4 OF SURVEYS, PAGES 80 AND 81, UNDER AUDITOR'S FILE NO. 8302090038, AND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., SKAGIT COUNTY, WASHINGTON, LYING EAST OF THE EAST MARGIN OF GUNDERSON ROAD AS PRESENTLY ESTABLISHED 40 FEET IN WIDTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 1°37'01" WEST ALONG THE EAST LINE OF SAID SUBDIVISION, 470.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 1°37'01" WEST, 692.55 FEET; THENCE NORTH 89°13'56"

WEST, 1,050.31 FEET, MORE OR LESS, TO THE EAST MARGIN OF GUNDERSON ROAD; THENCE NORTHERLY ALONG SAID EAST MARGIN, 743.24 FEET TO A POINT WHICH LIES SOUTH 86°39'15" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 86°39'15" EAST 1,518.86 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD BY DEED RECORDED AUGUST 25, 1986, UNDER AUDITOR'S FILE NO. 8608250041.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

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 in the above-described property, for the benefit of the owner and future owners of Lots 1, 2, 3 and 4 situated within Skagit County Short CaRD Number 99-0024, recorded under Skagit County Auditor's File No. * 200310010080. Declarant further provides that this property access is perpetual and SUBJECT TO the right of Declarant to dedicate the roadway to Skagit County as a public County road, all at the exclusive option of Declarant or his successors owning a majority of the Lots. * 200310010080

SAID AND DESCRIBED ROADWAY EASEMENT IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

AN EASEMENT OVER, UNDER AND ACROSS A PORTION OF SHORT CaRD NO. 99-0024 FOR INGRESS, EGRESS AND UTILITIES, BEING 60 FEET WIDE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 4 OF SHORT CaRD NO. 99-0024, APPROVED ON 9/30/03 AND RECORDED ON 10/01/03 UNDER AUDITOR'S FILE NO. _____; THENCE SOUTH 86°39'15" WEST ALONG THE NORTH LINE OF SAID SHORT CaRD, A DISTANCE OF 841.62 FEET; THENCE SOUTH 03°20'45" EAST A DISTANCE OF 246.26 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 51°53'11" WEST A DISTANCE OF 251.37 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS BEARING NORTH 38°06'49" WEST AT A DISTANCE OF 110.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 87.45 FEET THROUGH A CENTRAL ANGLE OF 45°32'52"; THENCE NORTH 82°33'57" WEST A DISTANCE OF 161.14 FEET TO THE EXISTING CENTERLINE OF GUNDERSON ROAD.

EXCEPTING THEREFROM THE EXISTING SKAGIT COUNTY RIGHT-OF-WAY OF GUNDERSON ROAD.

MAINTENANCE OF THE ABOVE DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of Lots 1, 2, 3 and 4 of Short CaRD No. 99-0024 and

"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 DECLARANT, 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



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... easement roadway to provide utility services to each owner of a property within Short CaRD 99-0024, and any division or refinement thereof, and Declarants specifically grant these rights to, but not limited to, Puget Sound Energy, General Telephone Company, Cable TV and any successors and assigns of said companies.

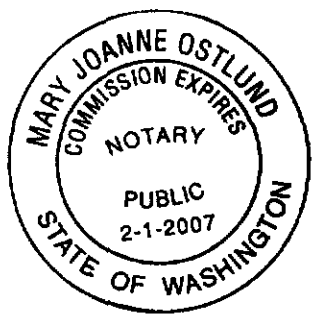
DATED this 5 day of SEPT. 2003

[Signature]
Jon Miller

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
SEP 29 2003
Amount Paid \$ 0
By: Skagit County Treasurer Deputy
[Signature]

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this 5th day of September, 2003 before me, a Notary Public, personally appeared JON MILLER, known to me to be the person whose name is subscribed to on this instrument, and acknowledged that he executed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal as of the date above written.



Mary Joanne Ostlund
NOTARY PUBLIC in and for the State of
Washington residing at Burlington

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