



200311120047

Skagit County Auditor

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6 9:29AM

Name: Brenda S. Thomas

Address: 22408 Bridgewater Road

City and State: Sedro-Woolley, WA 98284

Tax Account Number: P35643, P35644, P119249, P119248, P35646
Escrow #: JM-1110

FIRST AMERICAN TITLE CO.
M8227
ACCOMMODATION RECORDING ONLY

QUIT CLAIM DEED EASEMENT AND ROAD MAINTENANCE AGREEMENT

THE GRANTOR Richard A. Dills, as to Parcel "A", John C. Dills, as to Parcel "B", William Robert Taylor and Danielle Taylor, husband and wife, as to Parcel "C", and Alan L. Thomas and Brenda S. Thomas, husband and wife, as to Parcel "D",

for and in consideration of none, easement and road maintenance agreement without consideration,

conveys and quit claims to Richard A. Dills, as to Parcel "A", John C. Dills, as to Parcel "B", William Robert Taylor and Danielle Taylor, husband and wife, as to Parcel "C", and Alan L. Thomas and Brenda S. Thomas, husband and wife, as to Parcel "D"

the following described real estate, situated in the County of Skagit State of Washington together with all after acquired title of the grantor(s) therein:

A non-exclusive easement for ingress, egress and utilities over, across and under the South 30 feet of the Southeast 1/4 of the Northwest 1/4 and the North 30 feet of the Northeast 1/4 of the Southwest 1/4 all in Section 2, Township 35 North, Range 4 East, W.M. for the benefit of Parcels "A", "B", "C", and "D" as described on Exhibit "A" subject to the terms of the Road Maintenance Agreement set forth as Exhibit "B" hereto.

Said easement shall be for ingress, egress, road right-of-way purposes, and shall be for the installation of water, sewer, gas mains, power or telephone lines, and storm sewer as the case may be, which access and utility easements shall be for the benefit of the real property described on Exhibit "A" owned by the Grantors and Grantees herein.

Dated this 1 day of September, 2003.

Richard A. Dills
Richard A. Dills

John C. Dills
John C. Dills

William Robert Taylor
William Robert Taylor

Danielle Taylor
Danielle Taylor

Alan L. Thomas
Alan L. Thomas

Brenda S. Thomas
Brenda S. Thomas

Deputy
Skagit Co. Treasurer
Amount Paid: \$
e

NOV 12 2003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

EXHIBIT "A"

Parcel "A":

The East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 35 North, Range 4 East, W.M.

Parcel "B":

The West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 35 North, Range 4 East, W.M.

Parcel "C":

Those portions of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 35 North, Range 4 East, W.M. lying Easterly of the railroad right-of-way formerly known as the Northern Pacific Railway.

Parcel "D":

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 35 North, Range 4 East, W.M.



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EXHIBIT "B"

ROAD MAINTENANCE AGREEMENT

- 1 The herein signed owners of Parcels "A", "B", "C" and "D" agree that they shall hold title subject to the terms and provisions of this road maintenance agreement and that any subsequent owners, successors or assigns shall take title subject to this road maintenance agreement.
- 2 Any individual owner may make such improvement or maintenance to said road, as they so desire. However, such expense will only be proportionately charged to the other owners, if that improvement or maintenance has been approved by a sufficient number of the remaining parcel owners to obtain a majority. The beneficiaries of said roadway shall determine annually the extent of the repairs and maintenance to be accomplished each year.
- 3 In the event one or the other parties hereto shall do damage to said roadway in excess of normal wear and tear, the party doing such damage shall be responsible for making the repairs necessitated from said excess us.
- 4 It is understood that the maintenance and repair of said road is for the benefit of all property owners and the property of any such owner failing to pay his proportionate share as provided for herein shall be subject to a lien, an assessment for the proportionate share of such costs; and any other property owner paying the share of a benefited property owner, who fails to pay the same, shall be entitled to a lien against the property of the non-paying property owner which may be foreclosed in the manner provided for foreclosure of mechanics liens.



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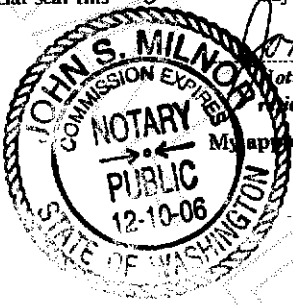
6 9:29AM

STATE OF Washington }
County of Skagit } ss.

On this day personally appeared before me Johanny C. Dills

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8th day of September, 2003



John S. Milnor
Notary Public in and for the State of
residing at Mount Vernon
My appointment expires 12-10-06

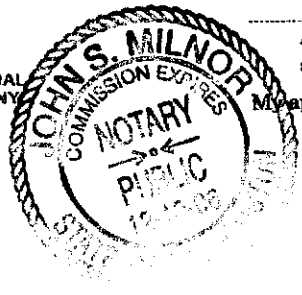
ACKNOWLEDGMENT - INDIVIDUAL
FIRST AMERICAN TITLE COMPANY
WA - 46

STATE OF Washington }
County of Skagit } ss.

On this day personally appeared before me William Robert Taylor & Danielle Taylor

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of September, 2003



John S. Milnor
Notary Public in and for the State of
residing at Mount Vernon
My appointment expires 12-10-06

ACKNOWLEDGMENT - INDIVIDUAL
FIRST AMERICAN TITLE COMPANY
WA - 46



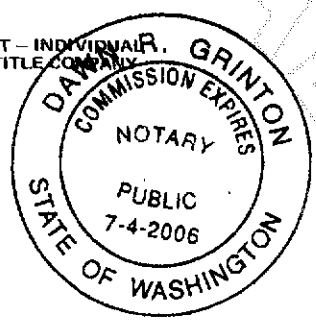
200311120047
Skagit County Auditor

STATE OF WASHINGTON ss.
County of SKAGIT

On this day personally appeared before me Alan L. Thomas
to me known to be the individual described in and who executed the within and foregoing instrument, and
acknowledged that Alan L. Thomas signed the same as Alan L. Thomas free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4th day of October 2003,
Dawn R. Grinton
Notary Public in and for the State of WASHINGTON
residing at Burlington
My appointment expires 7-4-06

ACKNOWLEDGMENT - INDIVIDUAL
FIRST AMERICAN TITLE COMPANY
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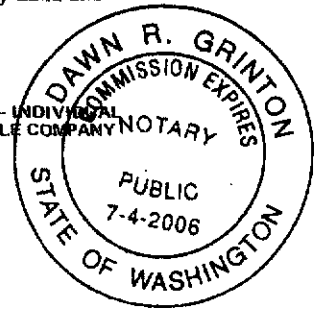


STATE OF WASHINGTON ss.
County of SKAGIT

On this day personally appeared before me Brenda J. Thomas
to me known to be the individual described in and who executed the within and foregoing instrument, and
acknowledged that Brenda J. Thomas signed the same as Brenda J. Thomas free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4th day of October, 2003,
Dawn R. Grinton
Notary Public in and for the State of WASHINGTON
residing at BURLINGTON
My appointment expires 7-4-06

ACKNOWLEDGMENT - INDIVIDUAL
FIRST AMERICAN TITLE COMPANY
WA - 46



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Skagit County Auditor

UNOFFICIAL DOCUMENT

STATE OF Washington } ss.
County of Skagit

On this day personally appeared before me Richard Allen Dills

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of November, 2003

John S. Mulnor
Notary Public in and for the State of
residing at Mount Vernon

My appointment expires 12-10-06

ACKNOWLEDGMENT - INDIVIDUAL
FIRST AMERICAN TITLE COMPANY
WA - 46



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