



200412030120

Skagit County Auditor

12/3/2004 Page 1 of 3 2:34PM

**Return To:**

Summit Engineers & Surveyors, Inc.  
2218 Old Highway 99 South Road  
Mount Vernon, WA 98273

**Document Title(s) (or transactions contained herein):**

Private Roadway Maintenance Declaration

Sh Plat 200412030118 Additional Reference Numbers on page \_\_\_\_\_ of document  
PL-04-0308

**Grantor(s) (Last name, first name and initials):**

- 1. Raymond Tompkins
- 2. Dolly Tompkins
- 3. Ron Kitchener
- 4. Renee Kitchener

SKAGIT COUNTY WASHINGTON

( ) Additional names on page \_\_\_\_\_ of document

**Grantee(s) (Last name, first name and initials):**

- 1. Raymond Tompkins
- 2. Dolly Tompkins
- 3. Ron Kitchener
- 4. Renee Kitchener

( ) Additional names on page \_\_\_\_\_ of document

**Legal Description (Abbreviated: i.e. lot, block, plat or quarter, section, township and range):**

GOVERNMENT LOT 7 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.,

EXCEPT THE SOUTH 382 FEET OF THE EAST 570 FEET OF THE WEST 600 FEET OF SAID LOT 7,

ALSO, EXCEPT THOSE CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEEDS DATED JULY 3, 1916, APRIL 20, 1917, AND DECEMBER 11, 1933 AND RECORDED IN VOLUME 104 OF DEEDS, PAGE 316, VOLUME 106 OF DEEDS, PAGE 573 AND VOLUME 163 OF DEEDS, PAGE 451,

AND ALOS EXCEPT TRACT 'A' OF SHORT PLAT NO 85-78, APPROVED OCTOBER 6, 1978, RECORDED OCTOBER 6, 1978 IN VOLUME 3 OF SHORT PLATS, PAGE 23, UNDER AUDITOR'S FILE NO. 888892. (ALSO KNOWN AS A PORTION OF TRACT 'B' OF SKAGIT COUNTY PLAT NO. 85-78, AS APPROVED OCTOBER 6, 1978, RECORDED OCTOBER 6, 1978, UNDER AUDITOR'S FILE NO. 888892, RECORDS OF SKAGIT COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**Assessor's Parcel/Tax I.D. Number:**

P38519 350506-0-021-0300  
P38517 350506-0-021-0102

**PRIVATE ROADWAY  
MAINTENANCE DECLARATION**

THIS DECLARATION is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2004  
by \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_  
as to said Lots 1, 2, 3 and 4, Short Plat No. PL04-0308, approved  
and recorded \_\_\_\_\_ under Skagit County Auditor File  
No. \_\_\_\_\_.

Being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 06, Township 35N, Range 5E, W.M., Skagit County, Washington.

All being situate in Skagit County, Washington.

WHEREAS, it is the hope of the undersigned Declarants of said Lots 1, 2, 3, and 4 Short Plat/C.A.R.D. No. PL04-0308, that all present and future landowners, along the constructed shared private driveway to the above referenced Short Plat lots, individually join in a private road maintenance agreement whereby all landowners are to pay their fair share of the cost of the maintenance of the same in direct relationship to usage of said private road.

AND WHEREAS, it is the declarants intent, in the furtherance of the common scheme described above, to herein require the present and future lot owners of said Lots 1, 2, 3, and 4 Short Plat/C.A.R.D. No. PL04-0308, of said private driveway from Highway 9 to be the common lot line of said Lots 1, 2, 3, and 4 to be obligated as hereinafter provided in the body of this Declaration.

MAINTENANCE OF SAID PRIVATE DRIVEWAY shall be shared in direct usage to said roadway with each lot owner, or future lot owner, being responsible for their fractional share for the labor and cost of all scheduled maintenance.

DECLARANTS also agree that the access shall remain open at all times or mutually agree to own and operate a gate crossing the access at the point of entry from Highway 9.

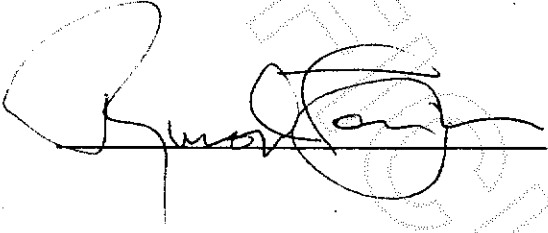
MAINTENANCE defined herein shall mean the equal requirement of said owners to share said labor and cost to maintain said roadway easement in a good workmanlike manner. Any further improvements above and beyond the said requirements to maintain the road in good workmanlike manner must be agreed upon with the cost shared by all parties and approved prior to commencement of any work.



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FURTHER, THE DECLARANTS acknowledge the perpetual easement for installation of utilities, specifically these rights to, but not limited to Puget Sound Energy, Verizon, T.V. Cable, 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/C.A.R.D. lots and any further division and refinements thereof.

DATED this 2nd day of December, 2004.



\_\_\_\_\_

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )


On this day personally appeared before me Raymond Thompson and \_\_\_\_\_, to me known to be the individuals 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. his

DATED this 3 day of December, 2004.

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

DEC 02 2004

Amount Paid \$ 0  
Skagit County Treasurer  
By: DC Deputy

  
Alvin P. Lauer  
NOTARY PUBLIC in and for the  
State of Washington

Residing at: Eden Willey

My Notary expires: 11-15-2008



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