

AFTER RECORDING SEND TO:

D. B. Johnson Construction, Inc.
1801 Grove St., Unit B
Marysville, WA 98270



200602240144
Skagit County Auditor

2/24/2006 Page

1 of

5 3:25PM

**CHICAGO TITLE IQB2818
ACCOMODATION RECORDING**

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Document Title

Exclusive Use Easments for Driveways and Detached Garages

Grantor

Plat of Wildflower Community Homeowners Association, Sauk Mountain View Estates North

Grantee:

D. B. Johnson Construction, Inc., and all future owners, assigns and successors in interest of
Lots 1 through 51 of Sauk Mountain View Estates – North – Phase I – Wildflower
(Skagit Co. AFN 200305090001)

Legal Description:

Lots 1, 2, 6, 7, 12, 16, 17, 19, 20, 21, 24, 25, 30, 31, 33 through 43 inclusive, and 45
through 50 inclusive and Tracts CH-1, CH-2, CH-4, CH-6, CH-7, CH-8, CH-9, CH-10,
CH-11, CH-12, and CH-13, of the Plat of Sauk Mountain View Estates North, Phase I,
Wildflower according to the plat thereof recorded under Skagit County Auditor's File
No. 200305090001 records of Skagit County, Washington.

Assessor's Property Tax Parcel/Account Numbers:

4813-000-001-0000	4813-000-002-0000	4813-000-006-0000	4813-000-007-0000
4813-000-012-0000	4813-000-016-0000	4813-000-017-0000	4813-000-019-0000
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4813-000-030-0000	4813-000-031-0000	4813-000-033-0000	4813-000-034-0000
4813-000-035-0000	4813-000-036-0000	4813-000-037-0000	4813-000-038-0000
4813-000-039-0000	4813-000-040-0000	4813-000-041-0000	4813-000-042-0000
4813-000-043-0000	4813-000-045-0000	4813-000-046-0000	4813-000-047-0000
4813-000-048-0000	4813-000-049-0000	4813-000-050-0000	4813-000-001-0100
4813-000-002-0100	4813-000-004-0100	4813-000-006-0100	4813-000-007-0100
4813-000-008-0100	4813-000-009-0100	4813-000-010-0100	4813-000-011-0100
4813-000-012-0100	4813-000-013-0100		

**DECLARATION OF EASEMENT FOR
EXCLUSIVE USE OF DRIVEWAYS AND DETACHED GARAGES
SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE 1, WILDFLOWER**

Whereas, the Plat of Wildflower Community Homeowners Association currently owns Tracts CH-1, CH-2, CH-4, CH-6, CH-7, CH-8, CH-9, CH-10, CH-11, CH-12, and CH-13, of the Plat of Sauk Mountain View Estates North, Phase I, Wildflower according to the plat thereof recorded under Skagit County Auditor's File No. 200305090001 records of Skagit County, Washington.

Whereas, D. B. Johnson Construction, Inc. currently owns Lots 1, 2, 6, 7, 12, 16, 17, 19, 20, 21, 24, 25, 30, 31, 33 through 43 inclusive, and 45 through 50 inclusive of the Plat of Sauk Mountain View Estates North, Phase I, Wildflower according to the plat thereof recorded under Skagit County Auditor's File No. 200305090001 records of Skagit County, Washington.

Whereas the Tracts named above and owned by the Plat of Wildflower Community Homeowners Association are intended for the use of the owners of the Lots named above and owned by D. B. Johnson Construction, Inc.

NOW THEREFORE; The Plat of Wildflower Community Homeowners Association does hereby grant, convey, and establish for the benefit of each Lot named above, an easement described as follows and shown in Exhibit A1 or A2.

Each lot shall be granted the exclusive use of the area within the detached garage unit designated with its lot number on Exhibit A1 or A2. In addition, each lot shall have the exclusive right to park in the area adjacent to the designated detached garage unit and between the garage door wall of said garage unit and the street.

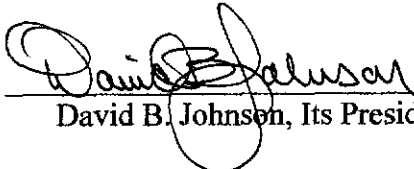
EXCEPTION: Lots 12, 16, 40 and 43 shall have reserved parking spots within Tract R designated by signs along the side of the roadway instead of the use of the area between the garage door wall and the street.

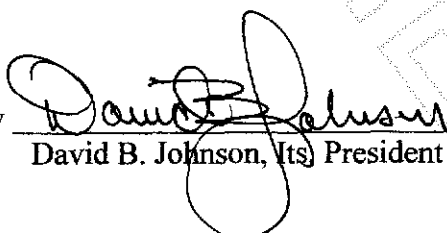
Said easements are appurtenant to and for the benefit of D. B. Johnson Construction, Inc., its heirs, future owners, successors, and assigns of the above-described Lots.

Dated this 22nd day of February, 2006.

GRANTOR: Plat of Wildflower
Community Homeowners Assoc.
Sauk Mountain View Estates North

GRANTEE: D. B. Johnson Construction, Inc.

By 
David B. Johnson, Its President

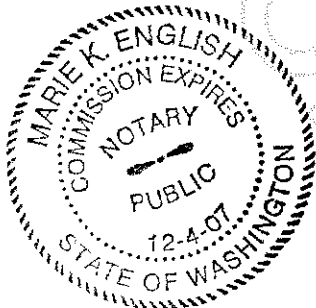
By 
David B. Johnson, Its President



STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me David B. Johnson, to me known to be the President of Plat of Wildflower Community Homeowners Association, Sauk Mountain View Estates North and acknowledged to me that he was authorized to execute the foregoing instrument as such, and that said instrument was the free and voluntary act and deed of the entity referenced, for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN TO before me on this 22nd day of February, 2006.



Marie K English
Marie English, NOTARY PUBLIC in and for the
State of Washington, residing at Marysville
My Commission Expires December 4, 2007.

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me David B. Johnson, to me known to be the President of D. B. Johnson Construction, Inc. and acknowledged to me that he was authorized to execute the foregoing instrument as such, and that said instrument was the free and voluntary act and deed of the entity referenced, for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN TO before me on this 22nd day of February, 2006.



Marie K English
Marie English, NOTARY PUBLIC in and for the
State of Washington, residing at Marysville
My Commission Expires December 4, 2007.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
DUPLICATE

FEB 24 2006

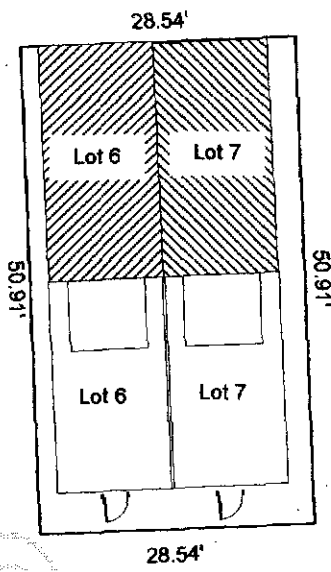
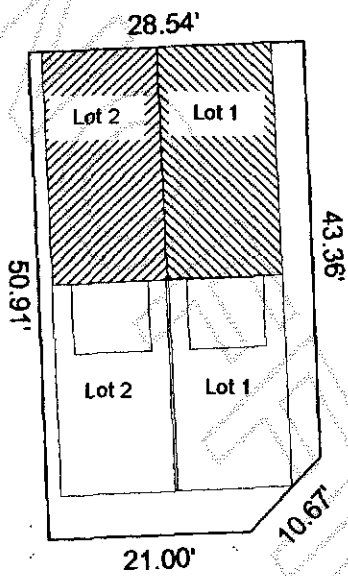
Amount Paid \$
Skagit County Treasurer
By: DC Deputy

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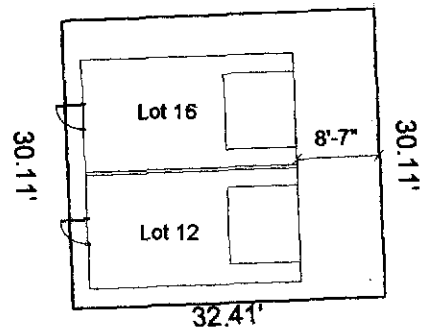


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CH 1 Exhibit A1 CH 2

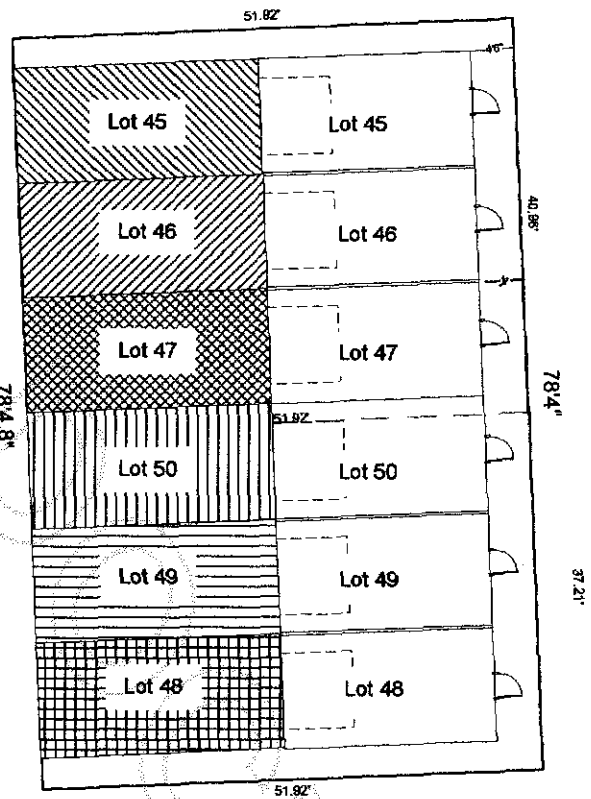
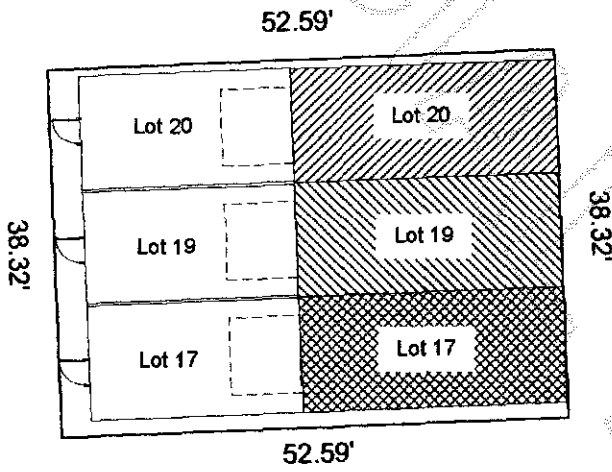


CH 4



CH 7 & 9

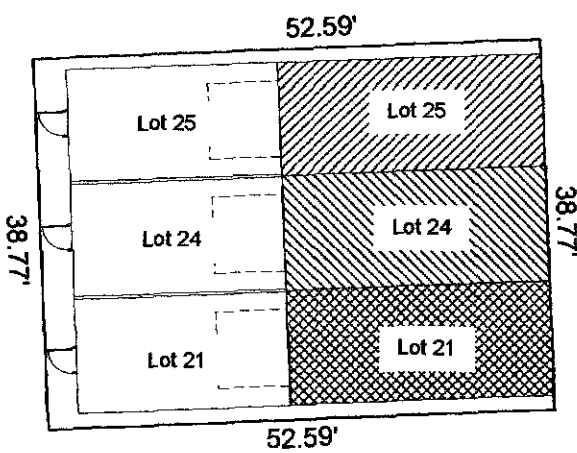
CH 6



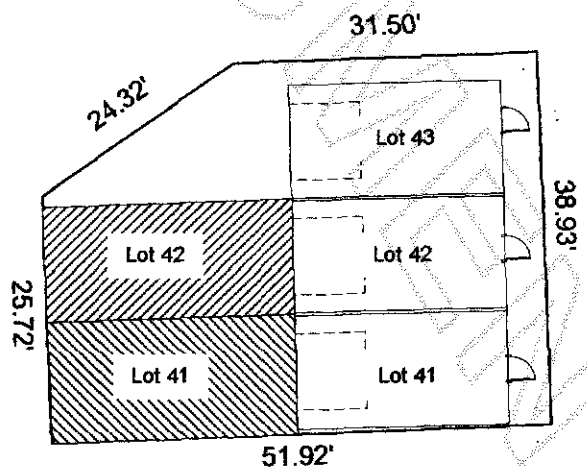
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CH 8



CH 10



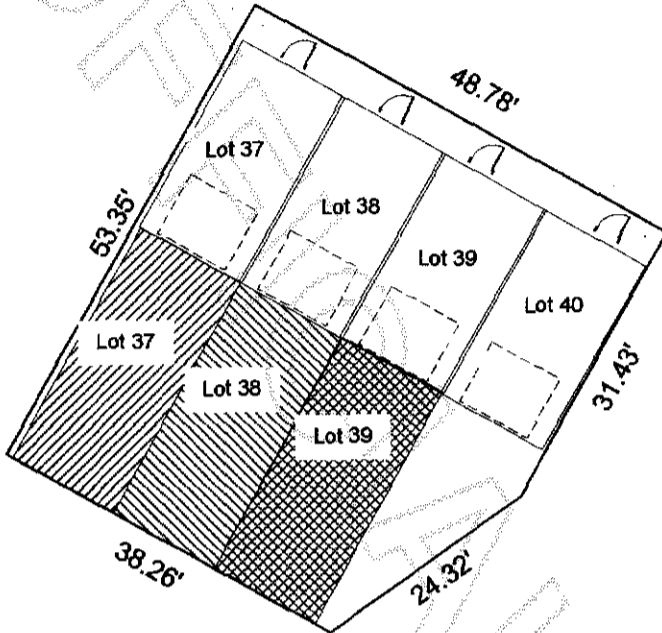
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Scale: 1" = 20'

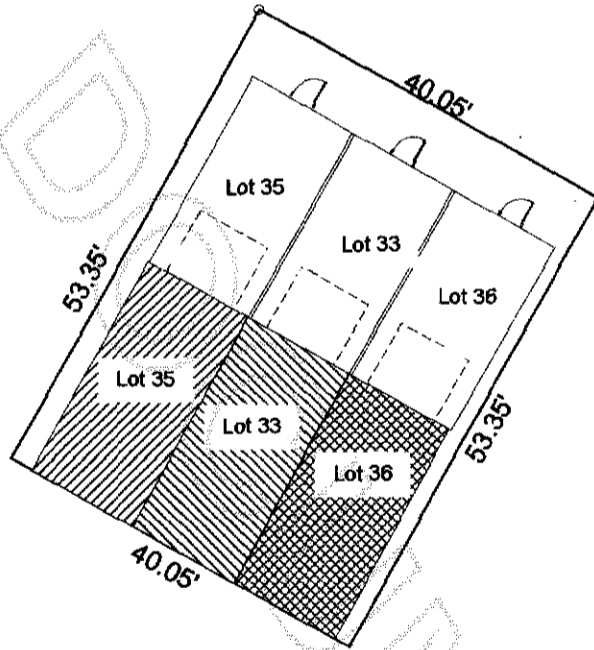


Exhibit A2

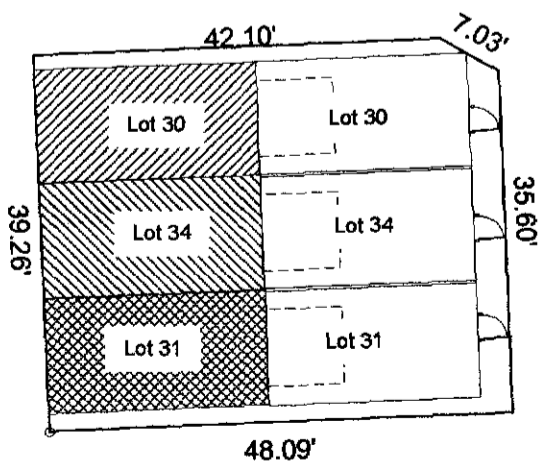
CH 11



CH 12



CH 13



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