

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



Skagit County Auditor

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CHICAGO TITLE COMPANY 1QB2925

Document Title:

Declaration of Easement for Drainage

ACCOMMODATION RECORDING

Chicago Title Company has placed this document for recording as a customer courtesy and accepts no liability for its accuracy or validity

Grantors:

D. B. Johnson Construction, Inc., owner of the Lots 7, 10, 11, and 17 of the Plat of Sauk Mountain View Estates South – A Planned Residential Development – Phase 3 according to the Plat recorded under Skagit County Auditor's File No. 200505260107, and other Grantors listed on Page 2

Grantees:

D. B. Johnson Construction, Inc., owner of the Lots 10, 11 and 17 of the Plat of Sauk Mountain View Estates South – A Planned Residential Development – Phase 3 according to the Plat recorded under Skagit County Auditor's File No. 200505260107, and other Grantees listed on Page 3

Legal Description:

Portions of Lots 7 through 18, inclusive of the Plat of Sauk Mountain View Estates South – A Planned Residential Development – Phase 3 according to the Plat recorded under Skagit County Auditor's File No. 200505260107, as more fully described on Pages 2 and 3;

And a portion of Tract F of Sauk Mountain View Estates South – A Planned Residential Development – Phase 2 according to the Plat recorded under Skagit County Auditor's File No. 200401290101, as more fully described on Page 3.

Assessor's Property Tax Parcel/Account Numbers:

P122921	P122922	P122923	P122924	P122925	P122927
P122928	P122929	P122930	P122931	P122932	P122933
P121332					

DECLARATION OF EASEMENT FOR DRAINAGE

KNOW ALL PEOPLE by these presents that the following owners of certain lots listed below in the Plat of Sauk Mountain View Estates South - A Planned Residential Development - Phase 3 according to the Plat recorded under Skagit County Auditor's File No. 200505260107 located in Skagit County, Washington:

GRANTOR NAME	LOT(S) OWNED
D. B. Johnson Construction, Inc.	Lots 7, 10, 11 and 17
Sergey S. and Tatyana V. Leus	Lot 8
Laurie A. Hoff	Lot 9
Susan E. and Kelly F. Roughton	Lot 12
Jacob M. Thramer and Cheryl A. Martin	Lot 13
Jobie Howell	Lot 14
Rebecca A. Salmon	Lot 15
Edward Herring	Lot 16
Mynor A. Penalonzo and Maria Noriega	Lot 18

and John A. Lange and Gayle Lange, owners of Tract F of Sauk Mountain View Estates South – A Planned Residential Development – Phase 2 according to the Plat recorded under Skagit County Auditor's File Number 200401290101

do hereby grant, convey, establish and create an easement for drainage of water and the maintenance and monitoring, construction, reconstruction, repair and upkeep of the drainage equipment located in the easement area, including the cutting and removal of brush, trees and other obstructions which interfere with the use of said easement, together with the rights of ingress and egress for such purposes, over, under, along and across the portion of the following easement areas that lies within their respective lot or tract:

The Easternmost six feet of Lots 10 through 18, parallel with and adjacent to the East Line of Lots 10 through 18 of the Plat of Sauk Mountain View Estates South, Phase 3 as recorded under Skagit County Auditor's File Number 200505260107

And

A strip of land six feet in width parallel with and adjacent to the Northwest (rear) Line of Lots 8 and 9 of the Plat of Sauk Mountain View Estates South, Phase 3 as recorded under Skagit County Auditor's File Number 200505260107

And

The Easternmost three feet of Lot 8, parallel with and adjacent to the Eastern Line of Lot 8 of the Plat of Sauk Mountain View Estates South, Phase 3 as recorded under Skagit County Auditor's File Number 200505260107

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And

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2 of 15 11:37AM The Westernmost one foot of Lot 7, parallel with and adjacent to the Western Line of Lot 7 of the Plat of Sauk Mountain View Estates South, Phase 3 as recorded under Skagit County Auditor's File Number 200505260107

And

The Portion of Tract F of Sauk Mountain View Estates South – A Planned Residential Development – Phase 2 according to the Plat recorded under Skagit County Auditor's File Number 200401290101 described as follows: Beginning at the Southeast corner of Lot 12 thence southerly a distance of 10 feet to the Northeast corner of Lot 11 thence westerly along the North line of Lot 11 to a point six feet from said Northeast corner, thence northerly to the point of beginning.

The Grantors do hereby allow access across their respective properties to the easement area for the sole purpose of such maintenance and repairs. The owners of the properties shall be responsible for keeping the easement area within their lot clear, not blocking or filling of the easement area, and not altering the grade or flow of water across the easement area. Said easement is appurtenant to and for the benefit of the following owners of certain lots also listed below in the Plat of Sauk Mountain View Estates South – A Planned Residential Development – Phase 3 according to the Plat recorded under Skagit County Auditor's File No. 200505260107 located in Skagit County, Washington, and their heirs, future owners, successor and assigns:

GRANTEE NAME	LOT(S) OWNED
D. B. Johnson Construction, Inc.	Lot 11 and Lot 17
Sergey S. and Tatyana V. Leus	Lot 8
Laurie A. Hoff	Lot 9
Susan E. and Kelly F. Roughton	Lot 12
Jacob M. Thramer and Cheryl A. Martin	Lot 13
Jobie Howell	Lot 14
Rebecca A. Salmon	Lot 15
Edward Herring	Lot 16
Mynor A. Penalonzo and Maria Noriega	Lot 18
Rosemary Weesner and Jayme Cramer	Lot 19

Maintenance of the drainage equipment shall be the responsibility of all Grantees that benefit from the maintenance work performed.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal on the date indicated next to their signatures below.

[This document signed in counterparts by the Grantors and Grantees]

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Grantor: Tract F, Sauk Mountain View Estate	es South, Phase 2
Dan Alye	8/30/06
John A. Lange	Date
Gayle Længe	
STATE OF WASHINGTON)	
COUNTY OF Systemust))ss.	
individuals described in and who executed the winthat they signed the same as their free and voluntamentioned. Dated: One Public One Pu	Name: Slever P. Barrel Notary Public in and for the State of Washington residing at My appointment expires: 1/25/07
	uinage easement at Lots 7 through 18 Estates South, Phase 3]
oy Baak Mountain View	Listanes Board, Tracke 5,
	SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
	OCT 27 2005
	Amount Paids Skagit Co, Treasurer By Dopting

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Grantor/Grantee: Lots 7, 10, 11, and 17 D. B. Johnson Construction, Inc. 10/14/010 David B. Johnson. 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 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. Maxie K English Marie English, NOTARY PUBLIC in and for the State of Washington, residing at Marysville. My Commission Expires December 4, 2007.

> [This is the signature page for a drainage easement at Lots 7 through 18 of Sauk Mountain View Estates South, Phase 3]



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Grantor/Grantee; Lot 8	
	04-13-06
Sergey S. Leus	Date
orue o	09-13-06
Tatyana V. Leus	Date
STATE OF WASHINGTON)	
COUNTY OF SNOHOMISH)ss.	
On this day personally appeared before me Sergey S. the individuals described in and who executed the with	· · · · · · · · · · · · · · · · · · ·
acknowledged that they signed the same as their free	
purposes herein mentioned.	
Dated: 9/13/06	a Smanda Harro
	Name: Mana Haase
	Notary Public in and for the State of
	Washington residing at NONOMISY 1
	My appointment expires: <u>December 9,</u> 2008
THIN SHIP	and I want
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of Sauk Mountain View Es	
ay a 2000 21=0 000 000 000 000 000 000 000 000 000	

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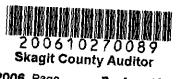


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Grantor/Grantee: Lot 9	
Sama (M	9/12/06
Laurie A. Hoff	Date
STATE OF WASHINGTON)	
COUNTY OF DOND MISUNSS.	
On this day personally appeared before me Laurie A described in and who executed the within and foreg	oing instrument, and acknowledged that she
signed the same as her free and voluntary act and de	eed for the use and purposes herein mentioned.
Dated: 9/2/06	3 Chross
The state of the s	Name: Sonya M. Coskey
CAN A M. CASA	Notary Public in and for the State of
= Simission et all	Washington residing at 110 110
O NOTABLE	My appointment expires: 11 (S)(U)
O NO AD TO	
NO COBLIC CO	
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OF WACHING	
Marine	
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11 m	
Grantor/Grantee: Lot 12	
	9-19-06
Susan E. Roughton	Date
Helly of Rough	9-19-06
Kelly Proughton	Date
STATE OF WASHINGTON))ss. COUNTY OF _SKAG (T)	
	an E. Roughton and Kelly F. Roughton, to me known
to be the individuals described in and who exec	cuted the within and foregoing instrument, and
purposes herein mentioned.	r free and voluntary act and deed for the use and
Dated: SLOT- 19 K 706	marie K English
EN Macion Et Sin	Name: Marie K English
NOTARY	Notary Public in and for the State of
8	Washington residing at Marysville
PUBLIC /	My appointment expires: <u>Dec 4, 2007</u>
12-4-07	

[This is the signature page for a drainage easement at Lots 7 through 18 of Sauk Mountain View Estates South, Phase 3]

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Grantor/Grantee: Lot 13	
ZA-1k 1	
last thrones	9-19-06
Jacob M. Thramer	Date
MY A Mark	1. 1
Churyl St. Martin	91191 2006
Cheryl A. Martin	Date
on the on with a very sample.	
STATE OF WASHINGTON)	
COUNTY OF SKAG IT)	
COUNTY OF CATOLES	
On this day personally appeared before me Jacob M.	Thramer to me known to be the individual
described in and who executed the within and forego	
signed the same as his free and voluntary act and dee	
L 1 10 2001	
Dated: \$19, 2006	Mane: K English Notary Public in and for the State of
K. ENG/	Name: Marie K English
SION EX 100 N	Washington residing at Moussille
OTARL	My appointment expires: Dec 4, 2001
(C) No. 1	My appointment expires. 1207, 201
STATE OF WASHINGTON ()	
12-4-01 (6 =)ss.	
COUNTY OF SKAGITHING)	
Michigan	
On this day personally appeared before me Cheryl A	. Martin to me known to be the individual
described in and who executed the within and forego	oing instrument, and acknowledged that she
signed the same as her free and voluntary act and de	ed for the use and purposes herein mentioned.
Dated: \$601 19,2006	maxia K English
	Name: Marie K. English
K. ENGINA	Notary Public in and for the State of
FR. SION E. O.	Washington residing at Marysville
OTARY	My appointment expires: Det 4, 2007
This is the signature page for a drain	
PUBLIC - Some for a drain	and aggregate at Late 7 through 18
4. 4 ints is the signature page for a drain $\sqrt{2} > 12-4-0$ of Suik Mountain View E	age easement at Lots 7 through 18
OF WAST	sinies bouin, r nase sj
William Contract	

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Grantor/Grantee: Lot 14	
Di Hare	19 SEPT 2006
Jøbie Howell	Date
STATE OF WASHINGTON))ss.	
COUNTY OF SKAGIT)	
On this day personally appeared before me Jobie H	
described in and who executed the within and fore signed the same as her free and voluntary act and c	
Dated: Sept 19, 2006	Marie K English
	Name: Marie K English.
STATE NO CONTRACTOR	Notary Public in and for the State of Washington residing at Marysville
EAN ON EXAMPLE	My appointment expires: Lec 4, 2007
TARY %: 1	
This is the signature have for a dra	inage easement at Lots 7 through 18
	Estates South, Phase 3]
MATE OF WASHINGTON	
- Contract of the Contract of	

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Grantor/Grantee: Lot 15
PAGalman 9/18/06
Rebecca A. Salmon Date
STATE OF WASHINGTON)
county of Skagit)ss.
On this day personally appeared before me Rebecca A. Salmon, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the use and purposes herein mentioned. Dated: 9- /8-800 Charles Washington residing at Washingto
[This is the signature page for a drainage easement at Lots 7 through 18
of Sauk Mountain View Estates South, Phase 3]

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41 a.	
Grantor/Grantee: Lot 16	
Educard Therring	9-11-06
Edward Herring	Date
STATE OF WASHINGTON)	
COUNTY OF KAGIT)ss.	
On this day personally appeared before me Edward	
described in and who executed the within and foreg	oing instrument, and acknowledged that he
signed the same as his free and voluntary act and de	
Dated: Systempher 4,3006	Apliance Winte
OHANIE W	Name: STEPHANIE F. WHITE
Le Chineson Tolking The	Notary Public in and for the State of
O NOTARY TO	Washington residing at <u>Sodro Woolley</u> My appointment expires: <u>Oct 20, 2006</u>
PUBLIC /	my appointment expires. Vol 30, 3000
0 10-28-2009	
[This is the signature egge for a drain	nage easement at Lots 7 through 18
of Sauk Mountain View E	Estates South, Phase 3]
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Grantor/Grantee: Lot 18	
WEDE L	9 00t 2006
Mynor A. Penalonzo	Date
Naire Done 1.	
Maria Noriega	Date / /
STATE OF WASHINGTON)	
COUNTY OF <u>Stagif</u>)ss.	
On this day personally appeared before me Mynor A described in and who executed the within and foregoing signed the same as his free and voluntary act and decrease the same act and the same	oing instrument, and acknowledged that he
Dated: 10/9/06 ARCIAU MISSION WELL	Marcia J. Jenning Name: Marcia J. Jenning
ONOTANT BOOM	Name: Marcia J. Jenning Notary Public in and for the State of Washington residing at Scaro Woolky My appointment expires: 10/5/2008
STATE OF WASHINGTON OF SHINE STATE	<u>7979799</u>
COUNTY OF Skagi + "Interest Sk	
On this day personally appeared before me Maria No described in and who executed the within and forego- signed the same as her free and voluntary act and de	oing instrument, and acknowledged that she
Dated: 10/9/06	Marcia & Genny
mus.	Name: Marcia T, Jeunings Notary Public in and for the State of
ARCIA J	Washington residing at Sedro Woolley
ONO THE	My appointment expires: 15/5/2008
4 2 6 2	
A: [Dipos ind signature puge for a aram	age easement at Lots 7 through 18
of Sauk Mountain View E	states south, Fhase 5]
' FF. a	the state of the s

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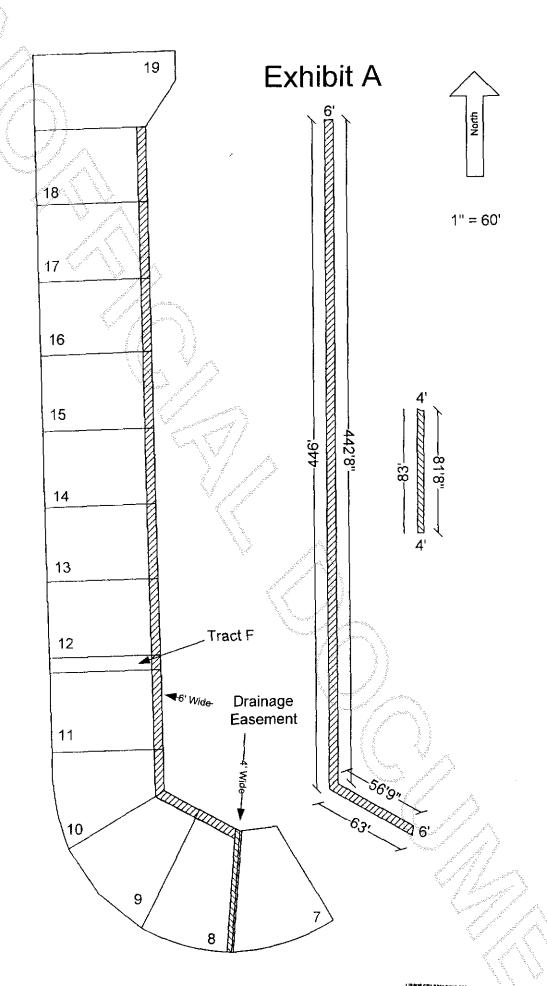
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71 A	
Grantee: Lot 19	
Lazindi un Allemer	10-2-06
Rosemary Weesner	Date
	Date
On m	9-28-06
Jayme Cramer	Date
STATE OF WASHINGTON)	
)ss.	
COUNTY OF Snohomish	
On this day personally appeared before me topol	Weesner to me known to be the individual
described in and who executed he within and fore	going instrument, and acknowledged that she
described in and who executed the within and jobs signed the same as her free and voluntary act and	deed for the use and purposes herein mentioned.
- 10 0 010	Miller State
Dated: 10.2.00 m. PUBLIC	Strong All VV
03, 20	Notary Public in and for the State of LOG
WASK!	Washington residing at Maysville
	My appointment expires: May 3 2010
STATE OF WASHINGTON)	
COUNTY OF Snohonish)	
COUNT OF SACRETYS 7	
On this day personally appeared before me Jayme	Cramer to me known to be the individual
described in and who executed the within and fore	egoing instrument, and acknowledged that (s)he
signed the same as his/her free and voluntary act a	and deed for the use and purposes herein
mentioned.	12 000
Dated: 9.28-06	A STATION
	Name: Kristn Buchanan
- and deban.	Notary Public in and for the State of
Street A BUG	Washington residing a
	My appointment expires:
STARLE	
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COT WASHING	

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