



200805060011
Skagit County Auditor

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Document Title: Roadway Maintenance

Reference Number:

Grantor(s): additional grantor names on page ___

1. Wesley Weedner
2. Elizabeth Stoddart

Grantee(s): additional grantee names on page ___

1. Public
- 2.

Abbreviated legal description: full legal on page(s) ___

SW 1/4 of the SW 1/4 of S 36, T. 34, R 4

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ___

P62070

**Private Roadway
Maintenance Declaration**

Legal Description of Property: See Exhibit A.
Short Plat No. PL 06-06-0802

For: Wesley Wedner and Elizabeth Stoddart

THIS DECLARATION is made and entered into this 16th day of January, 2008 by Wesley Wedner, and Elizabeth Stoddart, as to said lots 1 and 2, short Plat No. PL 06-0802, approved and recorded under Skagit County Auditor File No. 200805060010

All being situate in Skagit County, Washington.

WHEREAS, it is the hope of the undersigned Declarants of said Lots 1 and 2 Short Plat No. PL 06-0802 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 maintenance of the same in direct relationship to usage of said private road.

ANS 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 and 2 Short Plat No. PL 06-0802 of said private driveway from West Big Lake Blvd. to the beginning of Lot 2, to be the common lot line of said Lots 1 and 2 and 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 labor and cost of all scheduled maintenance. Lot 1 owner is responsible for private driveway maintenance at entrance to home. Lot 2 owner is responsible for maintenance of private driveway extending to home entrance at lot line.

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 Big Lake Blvd.

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 a good workmanlike manner must be agreed upon with the costs shared by all parties and approved prior to commencement of work.



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FURTHER, THE DECLARANTS acknowledge the perpetual easement for the installation of utilities, specifically these rights to , but not limited to Puget Sound Energy, Verizon, T.V.Cable, Cascade Natural Gas, and further any successors and assigns of said companies the right to enter n, cross under, through and over described easement roadway to provide utility services to all of said Short Plat lots and any further division and refinements thereof.

DATED this 11th day of January, 2008.

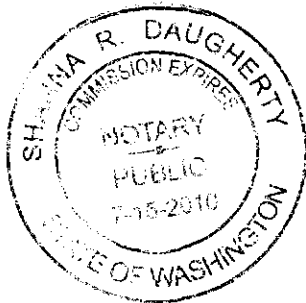
Wesley Wedner

Elizabeth Stoddart

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

On this day personally appeared before me Elizabeth Stoddart and Wesley Wedner, to me known to be 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 use and purposes therein mentioned.

DATED this 11th day of January, 2008.



Shanna Daugherty
NOTARY PUBLIC in and for the
State of Washington

Residing at: Burlington

My Notary expires: 07-15-2010



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EXHIBIT A

That portion of Tract "F" of "Big Lake Water Front Tracts, Skagit County, Washington", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Tract "F", thence East along the North line thereof, 566 feet, the point of beginning of this description; thence South 163.4 feet; thence East on a line parallel with the North line of said tract of Big Lake Boulevard; thence Northwesterly along said Big Lake Boulevard to the Northeast corner of said Tract "F"; thence West along the North line thereof to the Point of Beginning, all in Section 36, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

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