



200806250073  
Skagit County Auditor

6/25/2008 Page 1 of 3 11:58AM

After recording return document to:

Elliott Ward  
10975 Wilson Lane  
Mount Vernon WA 98273

Document Title: Non-Exclusive Easement & Maintenance Declaration

Reference No. of Related Document: Short Plat No. PL07-0520 *Easement Only*

Grantors: Elliott Ward and Stephanie A. Ward

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Additional Grantors:

Grantee: Owners, Successors & Assigns of Lots A and B

JUN 25 2008

Additional Grantees on Page of Document.

Abbreviated Legal Description: 29-35-3 E. W.M.

Amount Paid \$  
Skagit Co. Treasurer  
By *Ka*

Assessor's Parcel No. P#125108

NON-EXCLUSIVE EASEMENT  
AND  
MAINTENANCE DECLARATION

THIS DECLARATION, made and entered into this \_\_\_\_ day of June, 2008. by Elliott Ward and Stephanie A. Ward, Owners of the following described respective parcel, situate in Skagit County, Washington;

See Exhibit "A" attached hereto and by reference made a part hereof.

THE DECLARANTS under this declaration do hereby establish of record a Non-Exclusive Easement for ingress, egress and utilities over, under and through a twenty (20) foot wide strip of land in the above-described property, for the benefit of the owners and future owners of Lots A and B, situated within Skagit County Short Plat No. PL07-0520, recorded on JUNE 25 2008, under Skagit County Auditor's File No. 200806250073. Declarants further provide that this property access is perpetual and SUBJECT TO the right of Declarants to dedicate the roadway to Skagit County as a public County road, all at the exclusive option of Declarants or their successors owning a majority of the Lots.

SAID AND DESCRIBED roadway easement is more specifically described as follows:

A non-exclusive easement for ingress, egress, roadway, utilities and maintenance purposes over, under and across the South 20 feet of the East 16 feet of said Lot 1 of Short Plat No. PL06-0416 and the South 20 feet of the West 182 feet of said Lot 2 of Short Plat No. 06-0416.

MAINTENANCE OF THE ABOVE DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of Lots A and B of Skagit County Short Plat No. PL07-0520

"MAINTENANCE" as used herein shall mean the equal requirement of said Lot owners and their successors in ownership to share the labor and cost to maintain the roadway easement in a good and workmanlike manner and, so long as Declarants own one or more of the Lots, to the pleasure of the Declarants herein.

FURTHER, THE DECLARANTS, under this declaration acknowledge and grant a perpetual easement for installation of utilities and for all reasonable utility maintenance and servicing requirements, including the right to enter in, cross under, through and over the described easement roadway to provide utility services to each owner of a property within Skagit County Short Plat No. PL07-0520, and any division or refinement thereof, and Declarants specifically grant these rights to, but not limited to, Puget Sound Energy, Verizon, Cable TV and any successors and assigns of said companies.

DATED this 25 day of June, 2008.

*[Signature of Elliott Ward]*

Elliott Ward

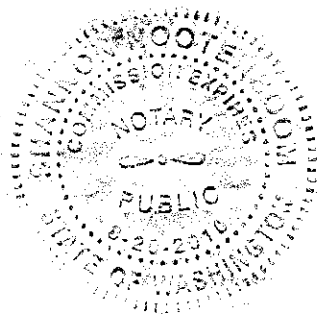
*[Signature of Stephanie A. Ward]*

Stephanie A. Ward

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this 25 day of JUNE, 2008, before me, a Notary Public, personally appeared ELLIOTT WARD and STEPHANIE A. WARD, husband and wife, known to me known to be the persons whose name is subscribed to on this instrument, and acknowledged that they executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. GIVEN under my hand and official seal as of the date above written.



*[Signature of Notary Public]*  
NOTARY PUBLIC in and for the State of  
Washington residing at Sedra Woolley  
exp. 08/20/2010



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**EXHIBIT "A"**

**Lot 2, Short Plat No. PL 06-0416, approved September 28, 2006, recorded September 29, 2006, under Auditor's File No. 200609290056, records of Skagit County, Washington; being a portion of the Southwest Quarter of Section 29, Township 35 North, Range 3 East, W.M.**

**TOGETHER WITH the East 16.00 feet of Lot 1, as measured perpendicular to the East line of Lot 1, Short Plat No. PL06-0416, approved September 28, 2006 and recorded September 29, 2006, under Auditor's File No. 200609290056, records of Skagit County, Washington.**



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