



201207260114
Skagit County Auditor

7/26/2012 Page 1 of 4 3:35PM

WHEN RECORDED RETURN TO:

A.R.E. Realty, Inc.
330-B Hwy 20
Sedro-Woolley, WA 98284

DOCUMENT TITLE(s)

1. Road Maintenance Agreement (including Notary Page & Legal Descriptions Page)

GUARDIAN NORTHWEST TITLE CO.

Additional numbers on page 2-4 of the document

103937

Complete legal descriptions are on page 4 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

P72391, P96093, P72392, P106633

PTN BLOCK 138 FIRST ADD TO BURLINGTON

(sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature

Maria Stubb

This cover sheet is for the County Recorder's indexing purposes only.

The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

GRANTOR: ROHWEDER, EDWARD

JONES, SHARON

HUFFSTETLER, JEFFREY

MANZO, LEONICIO

MANZO, MIRELLA

GRANTEE: ROHWEDER, EDWARD

JONES, SHARON

HUFFSTETLER, JEFFREY

MANZO, LEONICIO

MANZO, MIRELLA

ROAD MAINTENANCE AGREEMENT

This agreement made this 25th day of July, 2012 by the undersigned owners of those four lots served by Huff Road, a private road, running east off of N. Skagit Street, in Burlington, Washington, Skagit County.

Whereas, the right-of-way meets all County Requirements, undersigned owners, may, at some future date, petition the county to assume maintenance on said road right-of-way. At this present time, the spokesperson for this road maintenance is Jeffrey Huffstetler, who will retain authority to coordinate all road maintenance repairs, costs, and payment.

Prior to Skagit County assuming the obligation of maintaining said road right-of-way, the undersigned owners shall proportionately share in the cost and expenditures of maintaining it in its present condition, paved with all weather access for private, public and emergency vehicle access. Road shall provide all-weather access to all buildings for essential and emergency use, including, not limited to, access for deliveries, service, maintenance and fire equipment, ingress egress, as well as provide safe and adequate pedestrian and vehicular access.

The proportionate share of each undersigned owner shall be determined as follows:

1. Annually in February the undersigned owners shall meet to determine what maintenance or repair work the roadway needs, if any. In addition, to retain or vote new spokesperson.
2. The cost of that work shall then be divided equally among the lots actually using said road right-of-way as access to the houses location on said lots. No owner of a vacant lot shall be required to pay a proportionate share unless he/she has broken ground to build a home.
3. Any undersigned owner whose usage of the road right-of-way creates damage to the right-of-way by digging it up for a utility lines or by the passage of heavy construction trucks or by other means shall have the obligation to repair and restore said right-of-way, at his/her sole expense, to its condition before the work was done.

The agreement contained herein shall be binding upon the undersigned owners and their successors and assigns as said agreements are to be construed as covenants running with the land, as described on the attachments hereto.

Edward Rohweder
Address: 19810 Huff Rd
Owner: Edward Rohweder

Sharon Jones
Address: 19806 Huff Rd
Owner: Sharon Jones

Jeffrey Huffstetler
Address: 19793 Huff Rd
Owner: Jeffrey Huffstetler

Leonicio Manzo / Mirella Manzo
Address: 19770 Huff Rd
Owner: Leonicio Manzo / Mirella Manzo



STATE OF WASHINGTON }
County of Skagit) SS:

I certify that I know or have satisfactory evidence that Edward Rohweder is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7/23/2017

James E. Atterberg
Notary Public in and for the State of Washington

Residing at Burlington

My Appointment Expires: 12-1-14



STATE OF WASHINGTON }
County of Skagit) SS:

I certify that I know or have satisfactory evidence that Suzanne Jones is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7/25/2012

James E. Atterberg
Notary Public in and for the State of Washington

Residing at Burlington

My Appointment Expires: 12-1-14



STATE OF WASHINGTON }
County of Skagit) SS:

I certify that I know or have satisfactory evidence that Jeffrey Huffstetler is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7/25/12

James E. Atterberg
Notary Public in and for the State of Washington

Residing at Burlington

My Appointment Expires: 12-1-14



STATE OF WASHINGTON }
County of Skagit) SS:

I certify that I know or have satisfactory evidence that Leopoldo and Mirella Manzo are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7/25/2012

James E. Atterberg
Notary Public in and for the State of Washington

Residing at Burlington

My Appointment Expires: 12-1-14



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P72391 – Address: 19793 Huff Rd (Owner: JEFFREY W. HUFFSTETLER)

Those portion of Block 138, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington; described as follows:

- 1) Lot 2; EXCEPT the East 128.5 feet thereof; ALSO EXCEPT the West 125 feet thereof;
- 2) The West 271.5 feet of Lot 3; EXCEPT the South 85 feet of the West 116 feet thereof; AND ALSO EXCEPT that portion of the West 125 feet of said Lot 3, lying Northerly of a line that is 85 feet North of the South line of said Lot 3.

Situate in the City of Burlington, County of Skagit, State of Washington.

P96093 – Address: 19770 Huff Rd (Owner: LEONICIO & MIRELLA MANZO)

Lot 2, REPLAT OF THE WEST 166' OF LOTS 4 AND 5, BLOCK 138, FIRST ADDITION TO BURLINGTON, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Together with that certain 1992 Liberty Mobile Home, Vin No. 09L25477XU.

P72392 – Address: 19810 Huff Rd (Owner: EDWARD ROHWEDER)

Lots 4 and 5, Block 138, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, EXCEPT the West 166 feet thereof. TOGETHER WITH an easement for road purposes, over and across the North 16½ feet of said excepted West 166 feet of Lot 4.

Situate in the City of Burlington, County of Skagit, State of Washington.

P106633 – Address: 19806 Huff Rd (Owner: SHARON JONES)

The West ½ of the following described property:

Lots 4 and 5, Block 138, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington. EXCEPT the West 166 feet thereof.

Together with an easement for road purposes over and across the North 16½ feet of said excepted West 166 feet of Lot 4.



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