



201210290239

Skagit County Auditor

10/29/2012 Page 1 of 3 1:17PM

After recording return document to:

Stuart VanBuren
17963 Wood Road
Bow, WA 98232

Document Title: Non-Exclusive Easement & Maintenance Declaration

Reference No. of Related Document: SP95-035

Grantors: Stuart B. VanBuren and Colleen K. VanBuren, husband and wife

Additional Grantors:

Grantee: Owners, Successors & Assigns of Lots 1 thru 4 of SP95-035

Additional Grantees on Page of Document.

Abbreviated Legal Description: E1/2 of SE1/4 of NE1/4 & E1/2 of NE1/4 of SE1/4 of 24-36-3

Assessor's Parcel No. P#'s 48170 and 48171

**NON-EXCLUSIVE EASEMENT AND
MAINTENANCE DECLARATION FOR
ROAD**

THIS DECLARATION, made and entered into this 10th day of October, 2012 by Stuart B. VanBuren and Colleen K. VanBuren, Owners of the following described respective parcel, situate in Skagit County, Washington:

Please 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 sixty (60) foot wide strip of land, for the benefit of the owners and future owners of Lots 1 through 4, situated within Skagit County Short Plat No. SP95-035, recorded on October 29, 2012, under Skagit County Auditor's File No. 201210290239.

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 parcel listed and described above.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 29 2012

Amount Paid \$
Skagit Co. Treasurer
By mm Deputy

MAINTENANCE OF THE ABOVE DESCRIBED EASEMENT (including labor and expenses) shall be shared equally among the owners of Lots 1 through 4 of Skagit County Short Plat No. SP95-035.

"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 and associated drainage ditches 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 to provide utility services to each owner of a property within Skagit County Short Plat #SP95-035, and any division or refinement thereof, and Declarants specifically grant these rights to, but not limited to, Puget Sound Energy, Frontier, Verizon, Comcast and Wave Broadband, and any successors and assigns of said companies.

DATED this 10 day of October, 2012.

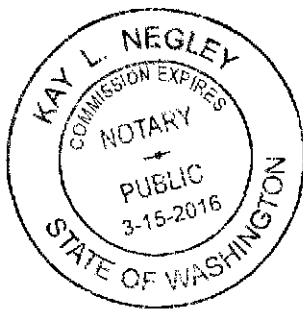

STUART VAN BUREN, JR.,

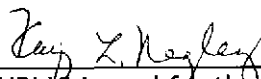

COLLEEN VAN BUREN

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this 10 day of October, 2012, before me, a Notary Public, personally appeared STUART VAN BUREN, JR. AND COLLEEN VAN BUREN, husband and wife, known to me to be the persons whose names are 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.




NOTARY PUBLIC in and for the State of
Washington residing at Mount Vernon.
My appointment expires: 3-15-2016



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DESCRIPTION:

PARCEL "A":

That portion of the East ½ of the Southeast ¼ of the Northeast ¼ and of the East ½ of the Northeast ¼ of the Southeast ¼ of Section 24, Township 36 North, Range 3 East, W.M., lying North of that certain 60 foot wide County road, as conveyed to Skagit County by deed dated April 4, 1949 and recorded November 14, 1956, under Auditor's File No. 544073.

EXCEPT that portion described as follows:

Beginning at the Southeast corner of the Northeast ¼ of Section 24, Township 36 North, Range 3 East, W.M.;
thence North 0°12'23" West along the East line of said Section 24, a distance of 348.05 feet to the true point of beginning;
thence North 88°34'07" West parallel to the South line of said Northeast ¼ of Section 24, a distance of 594.77 feet;
thence South 0°27'35" East parallel to and 60.00 feet Easterly (as measured perpendicular) to the West line of said East ¼ of the Southeast ¼ of the Northeast ¼ of Section 24, a distance of 350 feet, more or less, to the Northerly margin of a 60 foot wide County road as recorded under Auditor's File No. 544073;
thence East along the Northerly margin of said County road, a distance of 593 feet, more or less, to the East line of said Southeast ¼ of the Northeast ¼ of Section 24;
thence North 0°12'23" West, a distance of 310 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the East ½ of the Southeast ¼ of the Northeast ¼ of Section 24, Township 36 North, Range 3 East, W.M., and the East ½ of the Northeast ¼ of the Southeast ¼ of Section 24, Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of the Northeast ¼ of Section 24, Township 36 North, Range 3 East, W.M.;
thence North 0°12'23" West along the East line of said Section 24, a distance of 348.05 feet to the true point of beginning;
thence North 88°34'07" West parallel to the South line of said Northeast ¼ of Section 24, a distance of 594.77 feet;
thence South 0°27'35" East parallel to and 60.00 feet Easterly (as measured perpendicular) to the West line of said East ¼ of the Southeast ¼ of the Northeast ¼ of Section 24, a distance of 350 feet, more or less, to the Northerly margin of a 60 foot wide County road as recorded under Auditor's File No. 544073;
thence East along the Northerly margin of said County road, a distance of 593 feet, more or less, to the East line of said Southeast ¼ of the Northeast ¼ of Section 24;
thence North 0°12'23" West, a distance of 310 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "A"