

UNOFFICIAL DOCUMENT



201310010092
Skagit County Auditor
10/1/2013 Page 1 of 4 \$75.00
3:29PM

Parcel No; P45416, P96011, P96012, P45420, P45470 & P45419 A portion of Sec.22, T.35N., R.10E., Wm.

Grantor: Theo Investments LLC a Washington Limited Liability Company

Grantee: Stephen L. Marx and Nancy L. Marx, husband and wife

As Built Road Easement and Maintenance Agreement for Rocky Creek Lane

The road and right of way for utilities is designed, built, and maintained to furnish access for each lot or future lots for a single family residence and an accessory dwelling unit. The road is a private owned road and is presently Gated. At some future date there may be additional cost for entrance improvements with a new automated gate and or other improvements. Said roadway is shown on the map attached hereto as Exhibit – A.

The following Lots and Portion of Lots have access and use of said Road Easements.

Lot 1, Short Plat 90-48 P#45416

Lot 2, Short Plat 90-48 P#96011

Lot 3, Short Plat 90-48 P# 96012

To be divided into 2 Lots with Preliminary Short Plat 97-0019

Portion of NW ¼ of SW ¼ P #45470 Located in Section 22, T.35N. R. 10 E., to be divided into 2 Lots with Preliminary Short Plat 97-0019

Lot 4, Short Plat 15-75 P# 45420

Lot 3, Short Plat 15- 75 P#45419

It shall be the responsibility of all Lot Owners to pay their Pro-rata share of the cost of Improvements and Maintenance which shall include repair, replacement, snow removal, mowing, cleanup and maintaining the Right of Way.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 01 2013

Amount Paid \$
Skagit Co. Treasurer
By *nam* Deputy

Such Pro-rata share to be that percentage as determined by dividing the total number of lots owned by said Lot Owner into the total number of Lots owned by all Lot Owners of the people using said Road.

The total number of Lots using said Road at this time is six [6]. When Preliminary Short Plat 97-0019 is completed there will be eight [8] lots.

These rules may be supplemented, relaxed, or amended in whole or part at any time by an instrument signed by a majority of the Lot Owners of people using said Road, which instrument must be filed for record in the office of the Auditor of Skagit County, Washington provided that unless the original sale of the area platted shall be completed, the consent in writing of the developers or successor in interest, shall be obtained and evidenced in like manner.


The Developer and Builder of the Road is Theo Investments LLC, who is the Owner of all Lots using said Road, except Lot 3 of Short Plat 15-75.


The Owners of Lot 3 of Short Plat #15-75 are Stephen L Marx and Nancy L Marx [P#45419] who have legal access for a single family residence and an accessory dwelling unit. They have paid for their share of the cost for installing the utilities and for building the road.

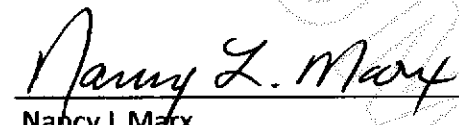
Theo Investments LLC, the Owner – Developer or their Successors in interest shall have the option to add other properties in the area for future use of the Road.

Theo Investments LLC is presently using said Road for access for large groups of people that use their property for camping and or other recreational opportunities. They will have the right to continue that use.

Dated this 1st day of October 2013


George Theodoratus
Theo Investments LLC


Stephen L Marx


Nancy L Marx



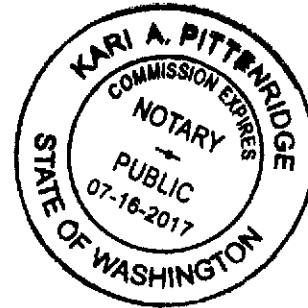
STATE OF WASHINGTON }
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County of Skagit }

I hereby certify that I know or have satisfactory evidence that George J. Theodoratus is the person who personally appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 1st day of October, 2013.

Kari A. Pittenridge
Notary Public in and for the State of Washington, residing
at Greenbank, WA

My appointment expires 7-16-2015



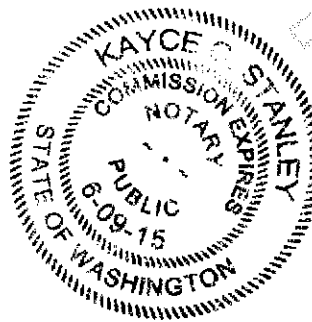
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I certify that I know or have satisfactory evidence that Stephen L. Marx and Nancy L. Marx are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act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

Dated this 27 day of September, 2013

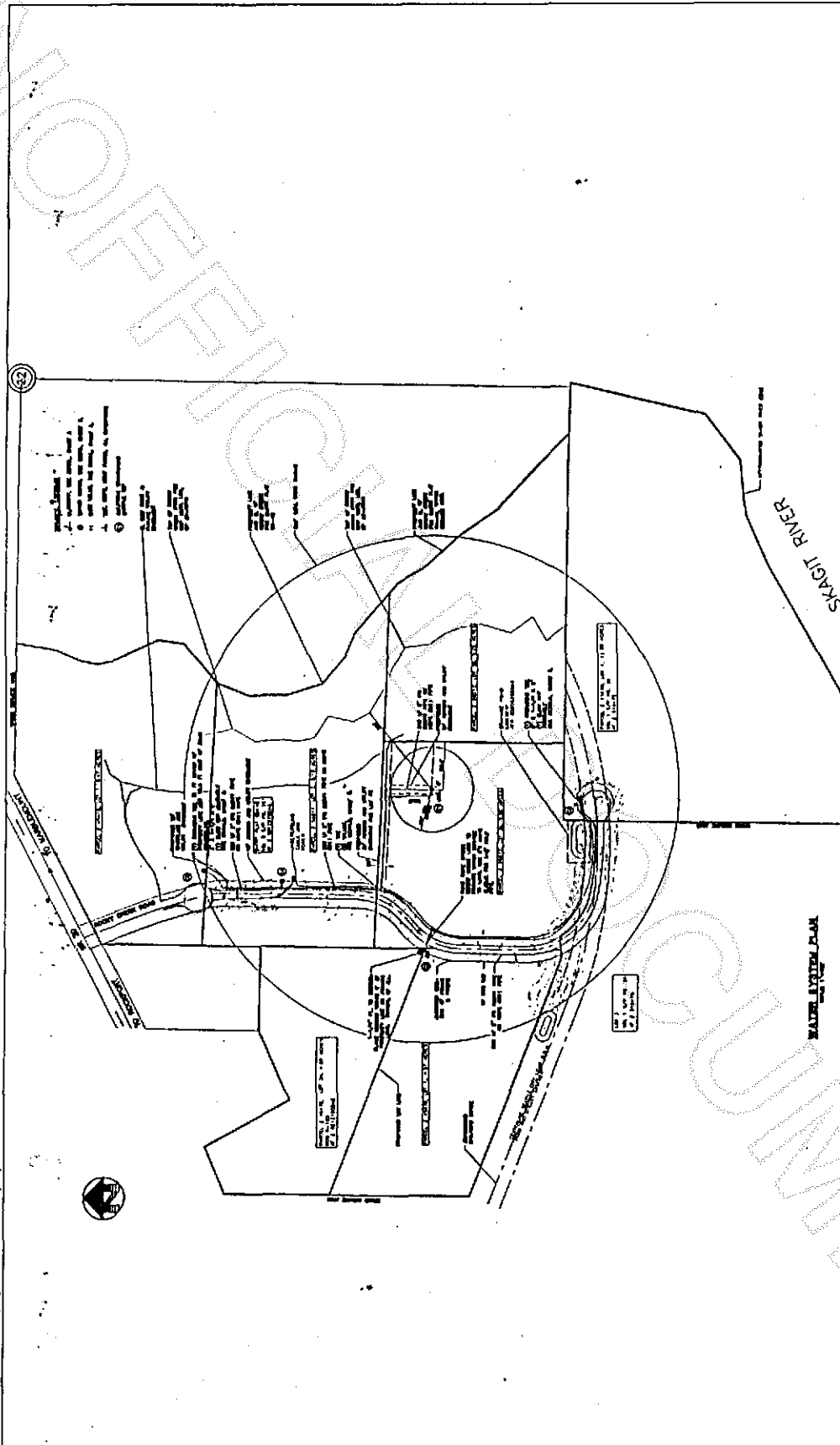
Kayce C Stanley
Notary Public in and for the
State of Washington, residing at
Preston

My appointment expires June 9, 2015



201310010092

Exhibit-A



		GARRISON ENGINEERING <small>WE AND OUR ENGINEERS WILL BE RESPONSIBLE FOR THE QUALITY OF THE WORK PERFORMED.</small>		THEO INVESTMENTS, LLC. CONCRETE, WA ROCKY CREEK GROUP II WATER SYSTEM SITE PLAN		PROJECT NO. 13013	SHEET NO. 2 OF 3
APPROVED BY: _____ DATE: _____		APPROVED BY: _____ DATE: _____		APPROVED BY: _____ DATE: _____		DATE: _____	SCALE: _____

