

UNRECORDED



201409190102

Skagit County Auditor \$75.00
9/19/2014 Page 1 of 4 2:27PM

After Recording Mail to:

Name STILES & STILES INC. P.S.
Address: P.O. Box 228
City/State: Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143492
SEP 19 2014

Amount Paid \$1,776.10
Skagit Co. Treasurer
By Mb Deputy

Grantor(s): Peter Kelly and Sherrell Kelly
Grantee(s): Karen Chaffin
Legal: Lot 2 Rod & Reel TRs inc M/H 14738 OLYMPIAN 77 56x14
Tax Parcel # 3986-000-002-0000 (P68527)

STATUTORY WARRANTY DEED

THE GRANTOR, Peter Kelly and Sherrell Kelly, husband and wife, for and in valuable consideration in hand paid, conveys and warrants to KAREN CHAFFIN, an unmarried woman, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2 of "Rod and Reel Tracts" according to the recorded Plat thereof in the records of Skagit County, Washington, together with mobile home 14738 Olympian 77 56x14.

SUBJECT TO an easement for the benefit of Lot 3 of "Rod and Reel Tracts" for ingress, egress and regress over, under and across Lot 2 of "Rod and Reel Tracts" to the existing well and well house to maintain, repair and upkeep of the existing domestic well, well house, and waterline leading therefrom to Lot 3, and SUBJECT TO the terms of the maintenance agreement dated October 13, 2009.

Situate in the County of Skagit, State of Washington.

Dated this 16 day of September, 2014.

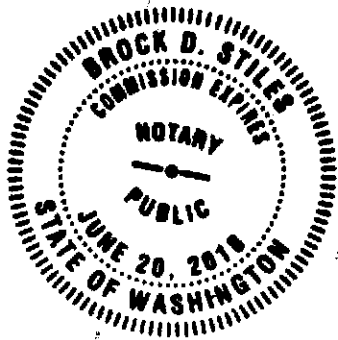
Peter D Kelly
Peter Kelly (individual)

Sherrell L Kelly
Sherrell Kelly (individual)

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **Peter Kelly and Sherrell Kelly**, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 16 day of September, 2014.



Brock D Stiles
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro-woolley
Commission Expires: 6-20-18



201409190102

WELL OPERATION & MAINTENANCE AGREEMENT

Grantor(s): Peter Kelly and Sherrell Kelly

Grantee(s): Doug Owens

DESCRIPTION OF REAL PROPERTY AFFECTED (parcel which contains the well):

Lot 2 of "Rod and Reel Tracts" according to the recorded Plat thereof in the records of Skagit County, Washington, together with mobile home 14738 OLYMPIAN 77 56X14.

ASSESSOR'S TAX PARCEL NUMBER(S): 3986-000-002-0000 (P68527)

LEGAL DESCRIPTION OF 2ND CONNECTION (if different from above):

Lot 3 of "Rod and Reel Tracts" according to the recorded Plat thereof in the records of Skagit County, Washington, together with mobile home S3009 PRESTIGE 73 64X24.

ASSESSOR'S TAX PARCEL NUMBER(S): 3986-000-003-0009 (P68526)

The purpose of this agreement is meant to assure specific water rights and maintenance responsibility for the current and future owners involving the two-party well connection.

WELL MAINTENANCE (EQUIPMENT AND WELL HOUSE)

A. The cost of major changes in equipment, the repair and maintenance of in-place equipment, and any costs for water testing needed or recommended by county standards will be shared equally by both parties.

B. Storage and treatment equipment (tanks, lies, etc.) will be the responsibility of both owners.

C. The maintenance of the water lines outside of the well house serving the respective parties will be the responsibility of the landowners they serve.

D. Electricity used for water pumping and protection of the well house from freezing will be paid by both using parties. (If one or the other is not living on or renting out their land, they are not liable for paying any costs while not there.)

E. Protection from freezing, minor leaks, inspections, and the maintenance of the well house (clean, insect free, etc.) will be taken care of by the users. When there are multiple users, the responsibility will be equally shared.

The overall purpose of this agreement is to ensure a safe and adequate water supply for both parties; to maintain the system in accordance with county health standards; to provide an equitable basis for sharing the water from the well and the costs of operating the well based upon usage.



201409190102

THE UNDERSIGNED ACKNOWLEDGES THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT AND THAT FALSE INFORMATION WILL NEGATE AND INVALIDATE THE WATER WELL OPERATION AND MAINTENANCE AGREEMENT.

Peter D Kelly
Peter Kelly

Date 10-13-09

Sherrell E Kelly
Sherrell Kelly

Date 10-13-09

Doug Owens
Doug Owens

Date 10-13-9

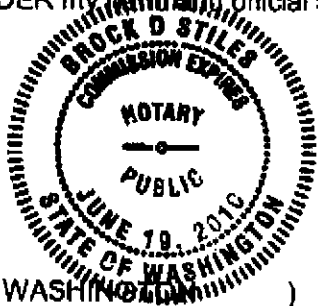
STATE OF WASHINGTON

COUNTY OF SKAGIT

) ss.

On this day personally appeared before me Peter Kelly and Sherrell Kelly who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 13 day of October, 2009.



Brock D Stiles
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley
Commission Expires: 6-19-10

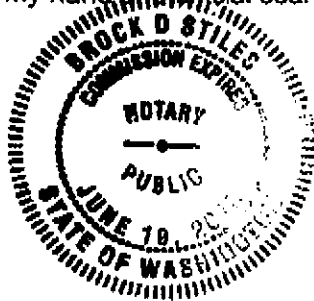
STATE OF WASHINGTON

COUNTY OF SKAGIT

) ss.

On this day personally appeared before me Doug Owens who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 13 day of October, 2009.



Brock D Stiles
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley
Commission Expires: 6-19-10

