



Skagit County Auditor
4/25/2018 Page

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\$129.00
6 12:22PM

Document Title: Declaration of Easement for utilities
and Access

Reference Number:

Grantor(s):

additional grantor names on page ___

1. Jim Frisk

2.

Grantee(s):

additional grantee names on page ___

1. Hoyer Homes LLC

2.

Abbreviated legal description:

full legal on page(s) ___

Portion of Lots 6 and 7, Block 141, FIDALGO CITY

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___

73180 / 4101-141-007-0005

73182 / 4101-141-011-0009

73179 / 4101-141-005-0007

73183 / 4101-141-014-0006

73181 / 4101-141-009-0003

126150 / 4101-141-013-0000

I, Keith Hoyer, am hereby requesting an emergency non-standard recording for an additional fee 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. Recording fee is \$74.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Dated

4/25/2018

AFTER RECORDING RETURN TO:

Hoyer Homes LLC
1801 Grove Street, Unit B
Marysville, WA 98270

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 25 2018

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

Document Title:

DECLARATION OF EASEMENT FOR UTILITIES AND ACCESS

Grantor:

JIM FRISK, OWNER OF LOTS 6 AND 7, BLOCK 141, 'FIDALGO CITY, SKAGIT COUNTY, WASHINGTON' AS PER THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS. PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON AND MORE FULLY DESCRIBED ON PAGE 4.

Grantee:

HOYER HOMES LLC, OWNER OF PARCELS A1, C1, D1, E1 AND F1 OF SURVEY AFN 201706160061 SKAGIT COUNTY WASHINGTON, AND ALL FUTURE OWNERS, SUCCESSORS AND ASSIGNS

Abbreviated Legal Description:

PORTION OF LOTS 6 AND 7, BLOCK 141, 'FIDALGO CITY, SKAGIT COUNTY, WASHINGTON' AS PER THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS MORE FULLY DESCRIBED ON PAGE 4

Assessor's Property Tax Parcel/Account Numbers:

73180	4101-141-007-0005	73182	4101-141-011-0009
73179	4101-141-005-0007	73183	4101-141-014-0006
73181	4101-141-009-0003	126150	4101-141-013-0000

DECLARATION OF EASEMENT FOR UTILITIES AND ACCESS

WHEREAS, Jim Frisk is the owner of the Frisk Parcel which is more fully described on 4 of this document; and

WHEREAS, Hoyer Homes LLC is the owner parcels A1, C1, D1, E1 and F1 of Survey 201706160061, records of Skagit County, Washington, hereinafter collectively referred to as the Hoyer Parcels; and

WHEREAS, the access to the Hoyer Parcels is over that portion of Hoxie Lane that lies over the Frisk Parcel; and

WHEREAS, utility equipment to serve the Hoyer Parcels will be located within the Frisk Parcel at or near Hoxie Lane;

NOW THEREFORE; Grantor for himself, his heirs, future owners, successors in interest assigns of the property does hereby grant, convey, establish and create a permanent easement for the placement and replacement, maintenance and monitoring, construction, reconstruction, repair and upkeep of utility equipment which serves the Hoyer Parcels now and in the future including the cutting and removal of brush, trees and other obstructions which interfere with the use of said easement, together with the rights of ingress, egress, over, under, along and across portions of the above referenced Frisk Parcel as reasonably necessary.

In addition, Grantor does hereby grant, convey, establish and create a non-exclusive access easement together with the rights of ingress and egress over, under, along and across that portion of the Frisk Parcel currently known as Hoxie Lane as it is now located and where it may be located in the future. The responsibility for maintenance of the easement within the Frisk Parcel shall be evenly shared by the owners of Hoyer Parcels A1, C1, D1, E1 and F1 as described above.

Said easements are appurtenant to and for the benefit of each of the Hoyer Parcels.

Grantor: Frisk Parcel

Grantee: Hoyer Parcels

Jim Frisk
Jim Frisk

Keith Hoyer
Keith Hoyer, member
Hoyer Homes, LLC

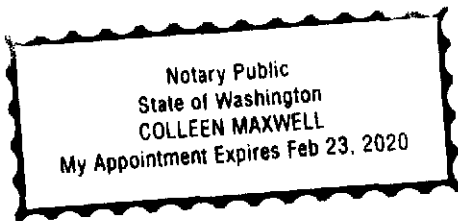
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STATE OF WASHINGTON)

COUNTY OF Snohomish)

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

Dated 3/23/18



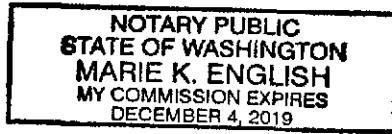
Colleen Maxwell
Name: Colleen Maxwell
Notary Public in and for the State of
Washington residing at 111, 11111
My appointment expires: 2/23/20

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Keith Hoyer is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he was authorized to execute the instrument and acknowledged it as the Hoyer Homes LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 3/29/18



Marie K English
Name: Marie K English
Notary Public in and for the State of
Washington residing at Arlington
My appointment expires: 12/4/19

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FRISK PARCEL

(FULL LEGAL DESCRIPTION)

LOT 6 AND 7, BLOCK 141, 'FIDALGO CITY, SKAGIT COUNTY, WASHINGTON PER THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 11: AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WIT THE EAST 1/2 OF THE ALLEY ADJACENT, ALSO THE NORTH 1/2 OF 4TH STREET LYING BETWEEN THE SOUTHERLY EXTENSION OF THE CENTER OF THE ALLEY AND SAID BLOCK 141 AND THE EAST LINE OF HIGHLAND STREET, ALSO ALL OF HIGHLAND STREET ADJACENT TO AND ABUTTING UPON LOTS 6 AND 7 IN SAID BLOCK 141. TOGETHER WITH THE FOLLOWI DESCRIBED TRACT: COMMENCING AT THE SOUTHWEST CORNER OF AB DESCRIBED PARCEL, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF PARTIALLY VACATED 4TH STREET WITH THE CENTERLI EXTENDED SOUTHERLY OF THE VACATED ALLEY ABUTTING; THENCE NORTH 00-23-46 EAST ALONG THE WEST LINE OF THE ABOVE DESCRIBE

PARCEL A DISTANCE OF 46.30 FEET TO THE TRUE POINT OF BEGINNING
THENCE SOUTH 85-49-04 WEST A DISTANCE OF 10.61 FEET; THENCE NO
03-56-01 WEST A DISTANCE OF 46.58 FEET; THENCE NORTH 85-49-04 EA
DISTANCE OF 14.13 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED
PARCEL; THENCE SOUTH 00-23-46 WEST ALONG SAID WEST LINE A
DISTANCE OF 46.73 FEET TO THE TRUE POINT OF BEGINNING. SURVEY /
201708010013 SKAGIT COUNTY WASHINGTON

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