



202405090054

05/09/2024 02:11 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

Filed at the request of:
Jacob and Brenda Jennings
13083 Glenwood Drive
Mount Vernon WA 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Kassie Ordman
DATE 5/9/2024

**NON-EXCLUSIVE EASEMENT
AND
MAINTENANCE DECLARATION**

This DECLARATION made and entered into this 7th day of March 2024, by JACOB L. JENNINGS AND BRENDA JENNINGS, HUSBAND AND WIFE, (hereinafter "Declarant"), as owner of the following described property:

LOTS 1 AND 2, SKAGIT COUNTY SHORT PLAT NO. PL 23-0345 as recorded 05/09/2024 under Auditors File No. 202405090051, records of Skagit County Washington.

Being a portion of Lots 1, 2, and 3 Block 6, and Lots 8 and 10 Block 2, Plat of Bingham Acreage in Volume 4 of Plats, Page 24.
Situate in Skagit County, State of Washington

Tax Parcel Number P62221

The DECLARANT under this declaration does hereby establish of record a Non-Exclusive Easement for ingress, egress and utilities over, under and across the 30 foot Easement shown as Parcel C of said Short Plat, and the 50 foot driveway easement for ingress, egress, drainage and utilities as delineated on said Short Plat; both of which are shown on the attached survey map designated as Exhibit A herein.

DECLARANT does further provide that said easement is perpetual and is to benefit all future owners of both Lots 1 and 2 of said Short Plat, their heirs, successors and/or assigns:

MAINTENANCE OF THE ABOVE DESCRIBED EASEMENT (including labor and expenses) shall be shared equally by the owners of the above described Lots 1 and 2 of said Short Plat.

DATED the 7th day of March, 2024

Jacob L. Jennings
JACOB L. JENNINGS

Brenda Jennings
BRENDA JENNINGS



STATE OF Washington
COUNTY OF SKagit

ss.

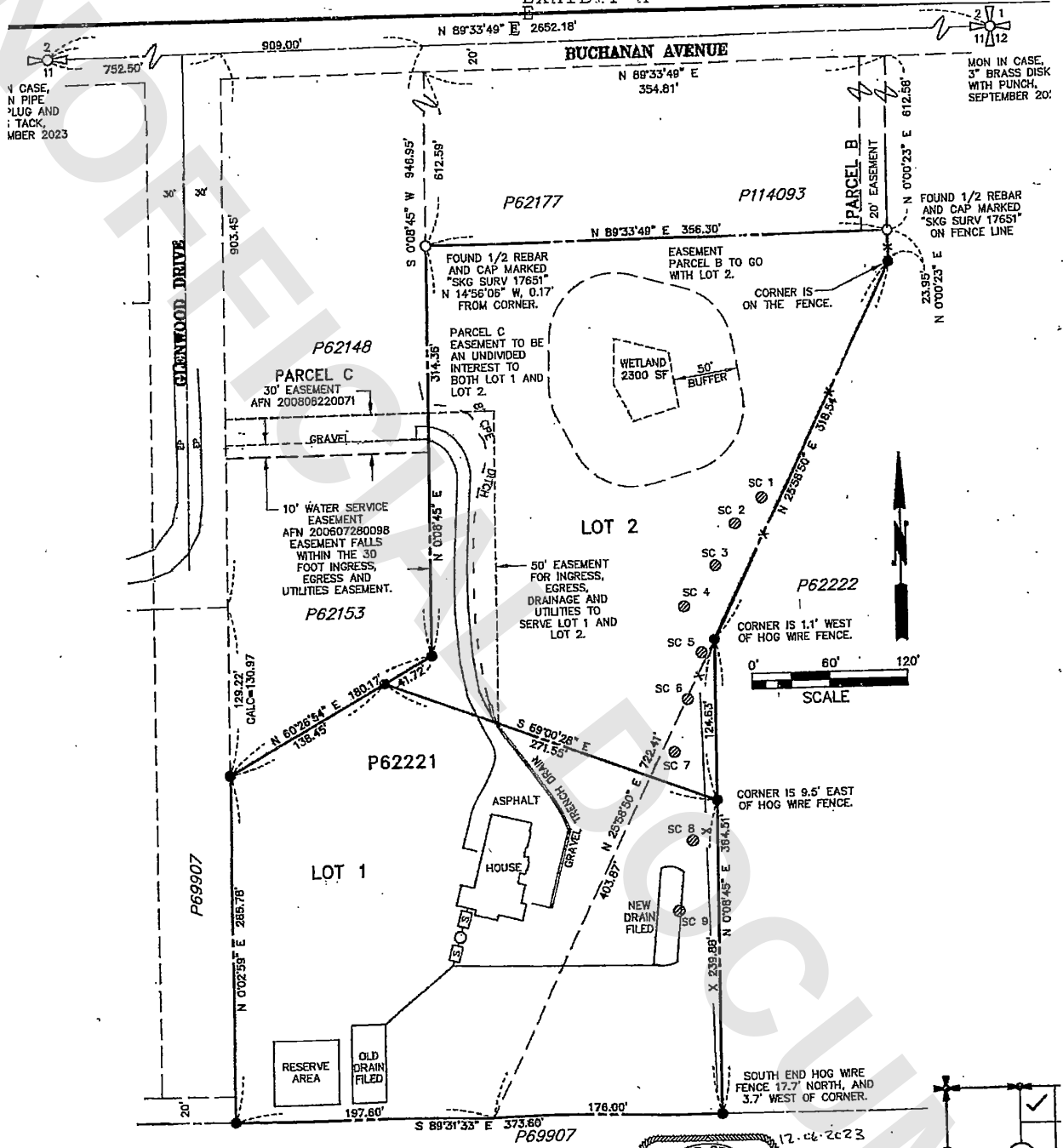
I certify that I know or have satisfactory evidence that Jacob L. Jennings and Brenda Jennings (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be Their free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: March 7, 2024

Martin E. Lehr

Notary name printed or typed: Martin E. LEHR
Notary Public in and for the State of WA
Residing at Lee Conner
My appointment expires: 2-9-27

EXHIBIT A



LOT AREA TABLE

P62221	217,803 SF	5.00 AC
LOT 1	109,024 SF	2.50 AC
LOT 2	108,880 SF	2.50 AC

- LEGEND**
- SET 1/2" REBAR WITH YELLOW CAP, SEMRAU 28626
 - FOUND REBAR, AS NOTED

