



201905100003

05/10/2019 08:46 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

AFTER RECORDING RETURN TO:

Hoyer Homes, LLC.
1801 Grove St., Unit B
Marysville, WA 98270

Document Title:

Declaration of Easement for Utilities, Access and Fire Turnaround

Grantors:

Hoyer Homes, LLC., owner of PARCELS B & C OF SURVEY AF#201805240064 RECORDS OF SKAGIT COUNTY, WASHINGTON, their heirs and all future owners, successors and assigns

Grantees:

Hoyer Homes, LLC., owner of PARCELS A, B & C OF SURVEY AF#201805240064 RECORDS OF SKAGIT COUNTY, WASHINGTON, their heirs and all future owners, successors and assigns

Legal Description:

A portion of PARCELS B & C OF SURVEY AF#201805240064 RECORDS OF SKAGIT COUNTY, WASHINGTON, as shown on Exhibit A

Assessor's Property Tax Parcel/Account Number:

P73161
P73160
P115493

PRIVATE UTILITY, ACCESS AND FIRE TURNAROUND EASEMENT

KNOW ALL PEOPLE by these presents that Hoyer Homes, LLC, a Washington LLC, the owners of certain real property located in Skagit County, Washington, the legal description, which is as follows:

Hoyer Homes, LLC., owner of PARCELS B & C OF SURVEY AF#201805240064 RECORDS OF SKAGIT COUNTY, WASHINGTON, their heirs and all future owners, successors and assigns

does hereby grant, convey, establish and create an easement for the placement, maintenance and monitoring, construction, reconstruction, repair and upkeep of utility equipment thereto, 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 the following described portion of the above referenced property or where improvements are constructed:

See Exhibits A

In addition, all current and future owners of all tracts agree that access shall be allowed to the Driveway as it is placed on PARCELS B and C. Responsibility for maintenance of the driveway in the easement area shall be evenly shared by owners of PARCELS A, B and C. Hoyer Homes, LLC does hereby grant, convey, establish and create a non-exclusive driveway easement together with the rights of ingress and egress over, under, along and across that portion of the Driveway to PARCELS A, B and C that is located on PARCELS B AND C as described below or where improvements are constructed:

See Exhibit A

Said easement is appurtenant to and for the benefit of Hoyer Homes, LLC, their heirs, future owners, successors, and assigns of the following described property:

PARCELS A, B & C OF SURVEY AF#201805240064 RECORDS OF SKAGIT COUNTY, WASHINGTON

In addition, all current and future owners of all tracts agree that access shall be allowed for emergency vehicles only to the Fire Turnaround as it is placed on PARCELS B and C. Responsibility for maintenance of the Turnaround in the easement area shall be evenly shared by owners of PARCELS B and C. Hoyer Homes, LLC does hereby grant, convey, establish and create a non-exclusive fire turnaround easement together with the rights of ingress and egress over, under, along and across that portion of the fire turnaround to emergency vehicles only for PARCELS A, B and C that is located on PARCELS B AND C as described below or where improvements are constructed, no vehicle may be parked or left unattended on said easement:

See Exhibit A

Said easement is appurtenant to and for the benefit of Hoyer Homes, LLC, their heirs, future owners, successors, and assigns of the following described property:

PARCELS A, B & C OF SURVEY AF#201805240064 RECORDS OF SKAGIT COUNTY, WASHINGTON

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
EASEMENT
MAY 10 2019

Amount Paid \$
Skagit Co. Treasurer
By HB Deputy

IN WITNESS THEREOF, the undersigned have hereunto set their hand and seal this
9th day of May, 2019.

Grantor / Grantee: Hoyer Homes, LLC



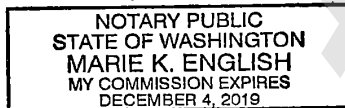
Keith Hoyer, Member

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 that he was 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 the instrument.

Dated May 9, 2019



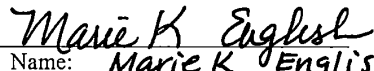

Name: Marie K English
Notary Public in and for the State of
Washington residing at Arlington
My appointment expires: 12/4/19

Exhibit A

