


RECORDER'S USE ONLY

10/21/2024 01:14:45 PM 202410210034

\$307.50 Agreement BARKER
Kittitas County Auditor

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TREASURER'S USE ONLY

REVIEWED

OCT 21 2024

KITTITAS COUNTY TREASURER

INITIALS: SM

Return To: John Barker
920 Mohar Rd
Cle Elum WA 98922

Kittitas County Auditor/Recorder's Indexing Form

Please Print Or Type All Information in Black Ink

- A. Document Titles (or transactions contained therein):
1 Mohar Short Plat Shared Driveway Agreement
2 _____
- B. Grantor (last name, first name, middle initial):
1 Barker, John F
2 _____
Additional grantors on page _____ of document.
- C. Grantee (last name, first name, middle initial):
1 Kephart Chad
2 Askevald Courtney
Additional grantees on page _____ of document.
- D. Legal description (lot, block, plat or section, township, range):
Lot 1 of Mohar Short plat, Kittitas County
Additional legal description on page _____ of document.
- E. Assessor's property tax parcel/account number(s):
19296
- F. Reference numbers of documents assigned or released:
NA
Additional references on page _____ of document.

The auditor or recording officer will rely on the information provided on this form. The staff will not read the document to verify the accuracy of or the completeness of the indexing information provided herein.

_____ I am requesting an emergency nonstandard recording for an additional fee as 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

MOHAR SHORT PLAT SHARED DRIVEWAY AGREEMENT

This Agreement, made and entered into this 26TH day of SEPTEMBER 2024, by and between JOHN F BARKER, party of the first part, hereinafter referred to as the "supplying party", and CHAD KEPHART & COURTNEY ASKEVOLD, party of the second part, and hereinafter referred to as the "supplied party":

WITNESSETH:

THAT WHEREAS, the supplying party is now the owner of property known as 920 MOHAR ROAD LOTS 2, 3 & 4, located in the County of KITTITAS, State of Washington, which property is more fully described as follows, to wit: (SEE ATTACHED LEGAL) parcels 205534, 14362 & 19296

and WHEREAS, the supplied party is the FUTURE owner of 920 MOHAR ROAD, MOHAR SHORT PLAT LOT 1, CLE ELUM, located in the County of KITTITAS, State of Washington, which property is more fully described as follows, to wit: (SEE ATTACHED LEGAL)

and WHEREAS, the undersigned parties deem it necessary to provide a DRIVEWAY to service the parcels described herein, and an Agreement has been reached relative to supplying access and the cost of supplying said access;

and WHEREAS, there is located a driveway upon LOT 1, 2 & 4 OF THE MOHAR SHORT PLAT, together with associated drainage and appurtenances, hereinafter referred to as "driveway system", for the purpose of supplying access to all properties associated with the Mohar Short Plat;

and WHEREAS, it is the intention and purpose of the undersigned parties that the driveway system shall be used and operated to provide an adequate access for each of the properties connected thereto, for the use of the occupants of said properties, and to assure the continuous and satisfactory operation and maintenance of the driveway system for the benefit of the present and future owners, their heirs, successors and assigns of the properties connected thereto;

and WHEREAS, the said driveway is deemed by the parties hereto to be of adequate capacity to provide a single family dwelling on each of the parcels described herein with access for all domestic uses of a single family residing therein;

and WHEREAS, the driveway access has be evaluated to meet the county's requirements a to supply safe access;

and WHEREAS, the parties hereto desire to enter this Agreement for the purpose of

reducing to writing their respective rights and obligations pertaining to said driveway system.

NOW THEREFORE, in consideration of the promises and covenants herein contained, it is agreed that the driveway system situated on LOTS 1, 2 & 4 OF THE MOHAR SHORT PLAT shall be used by the parties to this Agreement, as well as by all future owners and occupants of said parcels, upon the following terms and conditions:

1. That until this Agreement is terminated, as hereinafter provided, the parties hereto, their heirs, successors and assigns, for the exclusive benefit of the respective parcels of real estate, and for the exclusive use of the household residing thereon, are hereby granted the right in common with the other parties to this Agreement, to use the driveway system located on LOTS 1, 2 & 4 OF THE MOHAR SHORT PLAT for domestic use, excluding the right to park any vehicles on said driveway system.
2. That the owners or residents of the dwellings located on LOTS 1, 2 & 4 OF THE MOHAR SHORT PLAT, as of the date of this Agreement shall:
Pay or cause to be paid promptly, a proportionate share of all expenses for the operation and maintenance of the well and water distribution system that may become necessary. Each respective share shall be determined by dividing the amount of each expense by two, it being understood that the supplying party and the supplied party shall pay an amount equal to one half of the total of such necessary repair or replacement. Shared expenses include the cost of plowing snow, repairs and maintenance on said driveway system.
3. That the cost of any removal or replacement of pre-existing site improvements on an individual parcel necessary for system operation, maintenance, replacement, improvements, inspection or testing, damaged as a result of repair of the driveway system maintenance will be borne by the owner of the affected parcel, except that costs to remove and replace common boundary fencing or walls damaged as a result of repair shall be shared equally between or among parties so damaged.
4. That each of the parties hereby agrees that they will promptly repair, maintain and replace all weather surfacing serving their respective dwellings.
5. That the consent of all parties to pay a proportionate share of costs shall be obtained prior to embarking upon expenditures for system maintenance, replacement or improvement, except in emergency situations. An arbitrator, chosen by the parties, shall be consulted in the event the parties cannot agree regarding the said expenditures; and the arbitrator's decision shall be definitive.
6. That the supplied party shall pay to the supplying party his proportionate share for the cost of roadway maintenance.
7. That it is the agreement of the parties hereto that the payment for maintenance cost shall be made not later than the 15th day of each succeeding month during the term of this Agreement. In the event that any such payment remains unpaid for a period of 30 days, the supplying party may terminate access to the supplied party until all arrearages are received by the supplying party.
8. That it is the Agreement of the parties that they shall permit a third party to cure a default of payment or other obligation and shall permit water distribution service to be reinstated

upon such curative action.

9. That each of the parties to this Agreement does hereby grant to the other, his heirs, successors and assigns, such easements over, across and through the respective parcels as shall be reasonably necessary for the construction and maintenance of roadway surfacing, drainage pipes and other appurtenances consistent with the purposes of this Agreement. These easements are shown in the diagram below, to wit: (see attached drawing)

10. That no party will install any improvements that impair access to the other party.

11. That each party shall have the right to act to correct an emergency situation and shall have access to the pertinent parcel in the absence of the other. An emergency situation shall be defined as the failure of any shared portion of the system to deliver water upon demand.

12. That only those parcels of real estate hereinabove described and the dwellings located thereon shall be permitted to receive access from said driveway system; and each of the parties hereto does hereby covenant and agree that he/she will not allow or permit other persons, other than household guests, to use the driveway system, nor permit other buildings or persons to connect to the driveway system serving his/her respective parcel.

13. That in the event the referenced driveway shall become unusable and shall no longer supply access suitable for residential use, or in the event that another source of access shall become available to the respective parcels, then the rights and obligations of the parties created by this Agreement shall cease and terminate in accordance with the terms and conditions hereinafter described.

14. That upon the availability of such other source of access, it is contemplated that a reasonable time shall be allowed to effectuate the necessary connections to the new access.

15. That the respective rights and obligations of the parties shall continue until the parties who wish to terminate their participation in the Driveway Agreement have executed and filed a written statement of termination at the Office of the Register of Deeds of the County of Kittitas, State of Washington. Upon termination of participation in this Agreement, the owner and occupant of each residence which is terminated from the Agreement shall have no further right to the use of the access. The terminated parties shall disconnect their respective access connection from said system and shall have no further obligation to pay or collect for maintenance and related expenses incurred thereafter. The costs of disconnection from the driveway system shall be borne by the owner of the pertinent parcel.

16. That the term of this Agreement shall be perpetual, except as herein limited.

17. That the benefits and burdens of this Agreement shall constitute a covenant running with the parcels of land herein described and shall be binding upon the heirs, successors in title and assigns of the parties hereto.

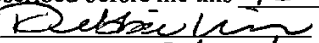
IN WITNESS WHEREOF, the parties have hereunto set their hands and seal the day and year first above written.

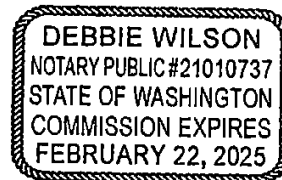
John F Barker

BY 

DATE 10/15/2024

County of Kittitas
State of Washington,

Sworn and subscribed before me this 15th day of October 2024.
Notary Public 
My commission expires: 02/22/2025



Chad Kephart & Courtney Askevold

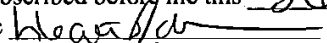
BY 

DATE 9/26/24

BY 

DATE 9/26/2024

County of Kittitas
State of Washington,

Sworn and subscribed before me this 26 day of September.
Notary Public 
My commission expires: 9-21-2027

