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Skagit County Auditor

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Document Title:

Road Maintenance Agreement
and Covenant

Reference Number :

Grantor(s):

☐ additional grantor names on page ____

1. Robin Hill LLC

2.

Grantee(s):

☐ additional grantee names on page ____

1. Robin Hill

2. Public

Abbreviated legal description:

☐ full legal on page(s) 4

S 1/2 SW 1/4 NW 1/4 33-36-4

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

Parcel No 360433-2-007-0004 / P50620

PARCEL NO: 360433-2-007-0004/P50620
Legal Desc.: S1/2 SW1/4 NW1/4 33-36-4

ROAD MAINTENANCE AGREEMENT AND COVENANT

Recitals

Robin Hill, LLC, a Washington limited liability company, is owner of certain real property located in Section 32 and Section 33, Township 36 North, Range 4 East W.M., Skagit County, Washington described on Schedule "A-1" attached hereto.

as attached hereto as Exhibit "A"
which easement was recorded in A.F.#200212190136, Skagit County, Washington

Robin Hill LLC Short Subdivision SP 97-0058 shall establishes a twelve (12) foot access to Lot 3 across Lot 4.

Road Maintenance Agreement

Robin Hill, LLC, hereby establishes and provides that all of the property set forth in Lot 3 and Lot 4 of SP 97-0058 shall be subject to this road maintenance agreement and all subsequent owners, successors and assigns shall take said real property or portion thereof subject to this road maintenance agreement. Robin Hill, LLC and each of the subsequent owners, assigns or successors in interest in any portion of the above referred to Lot 3 and Lot 4 shall proportionately share in the cost and expense of maintaining and repairing in good condition the road right-of-way over and across the twelve (12) foot access described herein. The proportionate share of each property owner shall be established by dividing the number of property owners purchasing or holding title to any portion of the above referred to property into the cost of the maintenance or repair.

A majority of the property owners shall determine annually, or more frequently as may be necessary, the extent of repair and maintenance to be accomplished. It is understood that the maintenance and repair of said road is for the benefit of all property owners and the property of any such owner failing to pay its proportionate share as provided herein shall be subject to a lien and assessment for the proportionate share of said cost; and any other property owner paying the share of a property failing to pay the same shall be entitled to a lien against said property which may be foreclosed in the manner provided for foreclosure of mechanic's liens.

Covenant

This agreement contained herein shall be binding upon the parties herein and their successors and assigns and shall be construed as covenants running with the land.

Dated this 12th day of APRIL, 2003.

Robin Hill, LLC
a Washington limited liability company

by Margaret D. Maxwell
Margaret D. Maxwell, Manager



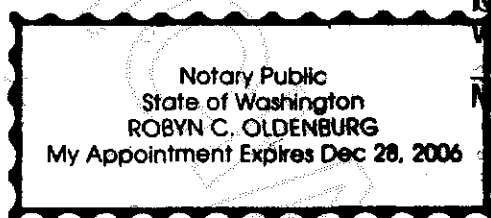
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STATE OF WASHINGTON)

County of)

ss

On this 12th day of June, 2003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Margaret D Maxwell to me known to be a manager of Robin Hill, LLC, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.




Notary Public in and for the State of Washington, residing at Bathell

12/28/06
My appointment expires 12/28/06



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DESCRIPTION:

PARCEL "A":

The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 32, Township 36 North, Range 4 East, W.M., and the South $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 33, Township 36 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a strip of land 60 feet in width through the East $\frac{1}{4}$ of Section 32, Township 36 North, Range 4 East, W.M., as described in Declaration of Easements, Covenants and Road Maintenance Agreement recorded under Auditor's File No. 8109140012.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities, over, across and through the North 60 feet of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.



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