

Return Name and Address:
ROBIN HILL LLC
P.O. Box 264
Medina WA 98039



200311140211

Skagit County Auditor

11/14/2003 Page 1 of 4 12:55PM

Document Title: ROAD MAINTENANCE AGREEMENT AND COVENANT

Grantor: ROBIN HILL LLC

Grantee: PUBLIC

Abbreviated Legal Description: Lot 1 and Lot 2 of ROBIN HILL LLC SHORT PLAT
SP97-0058, being a portion of SE 1/4 of the SE 1/4 of NE 1/4 of Section 32, Township
36 North, Range 4 East W.M., Skagit County

Additional legal description on page 4 of document.

Property I.D.#: P50450

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"

Robin Hill LLC Short Subdivision SP 97-0058 shall establishes a twelve (12) foot access to Lot 2 across Lot 1

Road Maintenance Agreement

Robin Hill, LLC, hereby establishes and provides that all of the property set forth in Lot 1 and Lot 2 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 1 and Lot 2 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 Lot 1 and Lot 2 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 11 day of November, 2003.

Robin Hill, LLC
a Washington limited liability company

by Margaret D. Maxwell
Margaret D. Maxwell, Manager



200311140211
Skagit County Auditor

STATE OF WASHINGTON

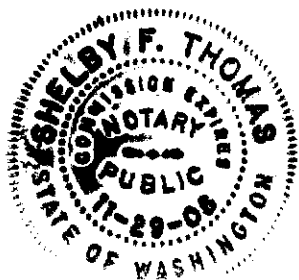
County of

} ss

On this 11th day of November, 2003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Margaret 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.

[Signature]
Notary Public in and for the State of
Washington, residing at

[Signature]
My appointment expires 11/29/2006



200311140211
Skagit County Auditor

11/14/2003 Page

3 of

4 12:55PM

Schedule "A-1"

DESCRIPTION:

PARCEL "A"

The Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4, Section 32, Township 36 North, Range 4 East, W. M.,

Situate in the County of Skagit, State of Washington



200311140211
Skagit County Auditor

11/14/2003 Page 4 of 4 12:55PM