



201712150035

Skagit County Auditor \$151.00  
12/15/2017 Page 1 of 4 8:52AM

After Recording Return To:  
RR Summit NW LLC  
PO BOX 319  
Anacortes, WA 98221

Document Title:  
Shared Access and Landscape Easement, Maintenance Agreement

Reference Number:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 15 2017

Grantor(s):  
1. RR Summit NW LLC

Amount Paid \$  
Skagit Co. Treasurer  
By *[Signature]* Deputy

Land Title  
accommodation  
M-21521

Grantee(s):  
1. RR Summit NW LLC

Abbreviated legal description:

3934 Rock Ridge Parkway (0.2310 ac) LOT 7 OF ROCK RIDGE SOUTH PHASE 4, AF#201711060065, BEING A PORTION OF TRACT G OF ROCK RIDGE SOUTH PHASES 1 AND 2, AF#200701240094, LOCATED IN NW 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

3936 Rock Ridge Parkway (0.3205 ac) LOT 8 OF ROCK RIDGE SOUTH PHASE 4, AF#201711060065, BEING A PORTION OF TRACT G OF ROCK RIDGE SOUTH PHASES 1 AND 2, AF#200701240094, LOCATED IN NW 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

3938 Rock Ridge Parkway (0.2579 ac) LOT 9 OF ROCK RIDGE SOUTH PHASE 4, AF#201711060065, BEING A PORTION OF TRACT G OF ROCK RIDGE SOUTH PHASES 1 AND 2, AF#200701240094, LOCATED IN NW 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

Assessor Parcel / Tax ID Number:  
P133954  
P133955  
P133956

**Shared Access and Landscape Easement, Maintenance Agreement**

**The Summit At Rock Ridge Phase IV**

**Lot 7-3934 Rock Ridge Parkway Anacortes, WA 98221**

**Lot 8-3936 Rock Ridge Parkway Anacortes, WA 98221**

**Lot 9- 3938 Rock Ridge Parkway Anacortes, WA 98221**

THIS SHARED ACCESS AND LANDSCAPE EASEMENT MAINTENANCE AGREEMENT, (hereinafter "Agreement") entered into this 14<sup>th</sup> day of December, 2017, is made and executed by and between RR Summit NW LLC owner and or assigns, of lot 7- 3934 Rock Ridge Parkway Anacortes, WA and Lot 8 -3936 Rock Ridge Parkway Anacortes, WA whose mailing address is PO Box 319 Anacortes, WA 98221 hereinafter "Grantor" and RR Summit NW LLC owner and or assigns lot 9 – 3938 Rock Ridge Parkway Street Anacortes, Washington 98221 hereinafter "Grantee".

WHEREAS, RR NW Summit LLC is the owner of 3934, 3936 and 3938 Rock Ridge Parkway Anacortes, Washington 98221 referred to as lots 7, 8 and 9 The Summit At Rock Ridge Phase IV.

WHEREAS, the parties desire to create and establish an Easement and Landscape Maintenance Agreement for landscaping over and upon the Easterly portion of Lot 7 and Lot 8 the approximate area depicted on Exhibit -A attached hereto for the purpose of landscape improvements and maintenance of landscape improvements placed upon Lot 7 and Lot 8.

WHEREAS, GRANTOR states that they have full authority to enter into the agreement, and that the signatory has authority to execute the agreement.

NOW THEREFORE, in consideration of the hereinabove set forth are the mutual terms and conditions the parties agree as follows:

1. It is agreed Grantee (s) of Lot 9 shall have a right of entry over and across said Shared Access Easement Area depicted on Exhibit-A attached.
2. It is agreed that Owner (s) of Lot 9 shall have the right to install, plant, maintain, inspect, remove and replace landscape vegetation, trees and features within said Lot 7 and Lot 8 Easement Area. No structures, temporary or permanent buildings shall be placed within or over the said Easement Area.
3. All maintenance, repairs or replacement of the improvements or damage caused to the Grantor(s) property within the easement area is the financial responsibility of the Grantee(s).
4. It is agreed should the Owner (s) of Lot 9 fail to maintain the improved landscape area in a professional manner and to the standards of The Summit at Rock Ridge Phase IV properties, the Owner(s) of Lot 7 and Lot 8 shall have the right to rescind this agreement and maintain the Landscape Easement Area.
5. Grantee(s) will hold harmless Grantor(s) from personal injury, property damage or injury to others, legal liability or loss occurring within or around the easement area shown in Exhibit-A.
6. This agreement shall be perpetual and shall encumber and run with the land and be binding upon the parties hereto, their respective heirs, executors, administrators and assigns.

**[Signatures on Next Page]**

IN WITNESS WHEREOF, the undersigned have agreed for this Shared Access and Landscape Easement, Maintenance Agreement to be executed this 14<sup>th</sup> Day of Dec., 2017.

RR Summit NW LLC  
Owner Lots 7, 8 and 9

Nels Strandberg  
Title Member  
Dated Dec 14<sup>th</sup>, 2017

STATE OF WASHINGTON )

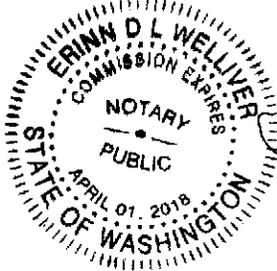
County of Skagit )

) ss  
)

On this day personally appeared before me, Nels Strandberg,  
Nels Strandberg  
RR Summit NW LLC

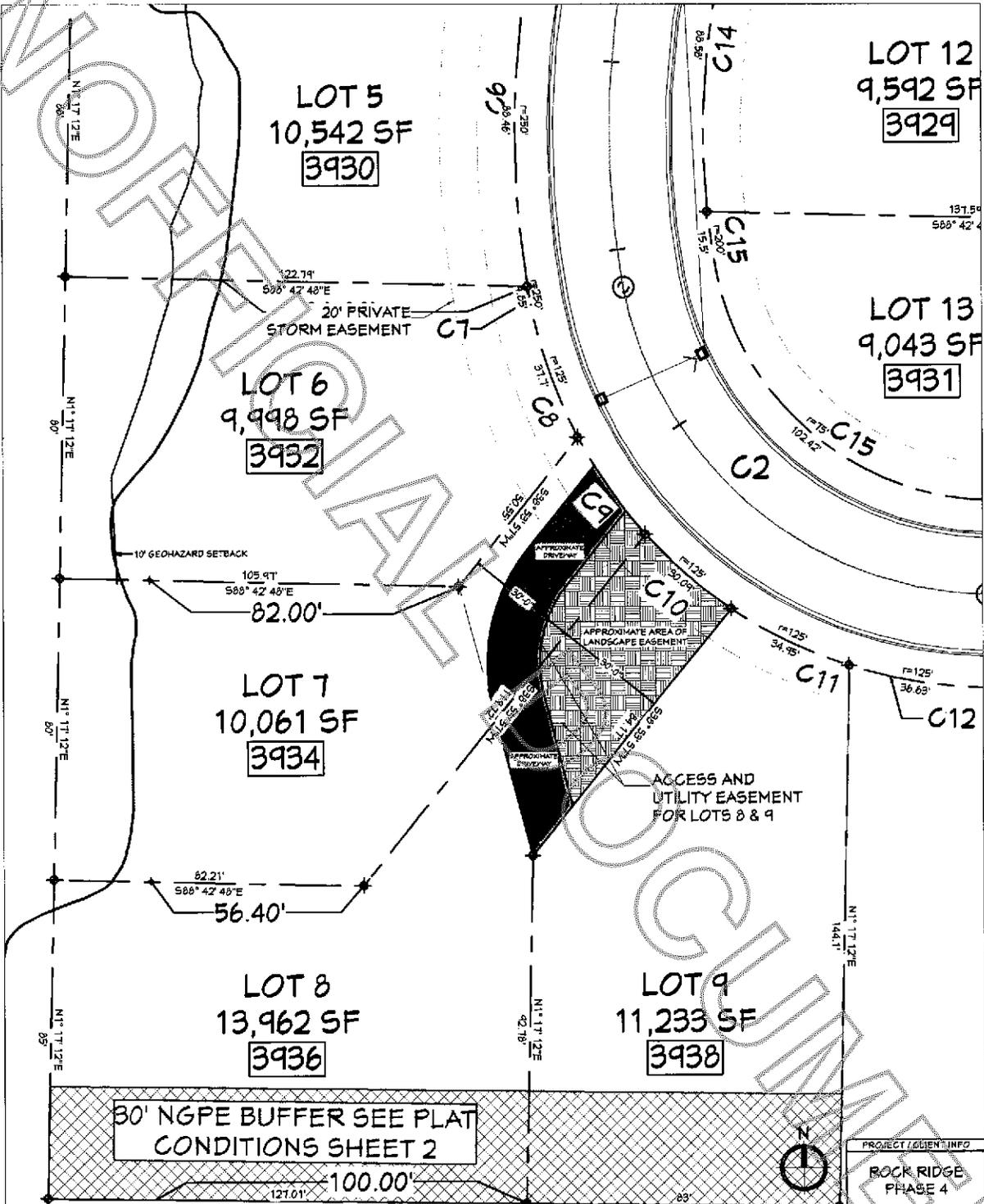
to be known as the individual described in and who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14<sup>th</sup> day of Dec., 2017.



Erin D.L. Welliver  
NOTARY PUBLIC in and for the State of Washington,

residing at Anacortes WA



30' NGPE BUFFER SEE PLAT  
CONDITIONS SHEET 2

NGPE BUFFER EXEMPT FROM  
HEIGHT RESTRICTIONS.

 APPROXIMATE AREA OF  
LANDSCAPE EASEMENT  APPROXIMATE  
DRIVEWAY

EXHIBIT A - PHASE 4  
LOT 7 & 8 DRIVEWAY  
& LANDSCAPE EASEMENT

**Strandberg**  
DESIGN

PROJECT / CLIENT INFO  
**ROCK RIDGE  
PHASE 4**

SCALE: AS SHOWN  
DATE: 11-11-2020  
DRAWN BY: [illegible]  
CHECKED BY: [illegible]  
DATE OF SHEET: 11-11-2020