



**201809110045**

09/11/2018 12:23 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

After recording return document to:

Souders Law Group  
913 Seventh Street  
Anacortes, WA 98221

Document Title: **PEDESTRIAN TRAIL EASEMENT AGREEMENT**

Grantors: **JEANINE B. DIMMICK;  
GROUP BRONCO HOLDINGS, L.L.C.**

Grantee : **THE ESTATES AT SUMMIT PARK  
HOMEOWNERS' ASSOCIATION;**

Reference No. of  
Related Document: **199905120072**

Abbreviated legal description: **PORTION OF LOT 7, PLAT OF ESTATES AT  
SUMMIT PARK DIVISION III**

Assessor's tax/parcel numbers: P114780, P128343

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**EASEMENT**

WHEREAS, Grantors are the owners of certain lands and premises situated in Skagit County, Washington; and

WHEREAS, Grantee is desirous of acquiring certain rights and privileges across, over and upon Grantor's lands and premises;

**EASEMENT**

**GRANTORS:** Jeanine B. Dimmick and  
Group Bronco Holdings L.L.C.  
**GRANTEE:** The Estates at Summit Park  
Homeowners Association

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**EASEMENT  
SEP 11 2018**

Amount Paid \$  
Skagit Co. Treasurer  
By **HTB** Deputy

NOW THEREFORE, in consideration of Grantee's release and termination of the Easement rights it received under the reservations laid out in instrument recorded under Skagit County Auditor's file number 199905120072, and in further consideration of Grantors' grant of new rights under the terms of this instrument, which new rights replace the rights previously granted which are being released and terminated by Grantee, and in further consideration of the terms of this Agreement, and for no other consideration, Grantors hereby grant and convey unto Grantee, for the benefit of Grantee and for the Grantee to act for the benefit of the lot owners of the Estates at Summit Park, Divisions I, II and III, a non-exclusive easement for the purpose of a pedestrian walking trail.

The easement width and legal description are as shown on the attached Exhibit A, and the layout of the easement area is as shown on the attached Exhibit B.

This easement is subject to and conditioned upon the following terms and conditions:

1. Grantee shall have the right to use the easement as a pedestrian trail, with no bicycles allowed and no motorized vehicles of any sort allowed except as specifically provided in term 4 below.
2. The use by Grantee Homeowners' Association shall be for the benefit of that Association, and that benefit shall include use by the owners of lots within the Estates at Summit Park, Divisions I, II and III, all of which owners are members of the Grantee Homeowners Association by virtue of their ownership of property within the Estates at Summit Park.
3. Use by the Grantee Homeowners' Association and its members shall include use by the guests of such members.
4. Grantee Homeowners' Association shall be responsible for the maintenance and repair of the easement and for the costs and execution of any such maintenance and repair. For the accomplishment of such maintenance and repair, Grantee may use motorized vehicles as are reasonably necessary, provided that such motorized vehicles can be accommodated within the easement limits.
5. Grantee shall provide all proper safeguards and shall assume all risk in the performance of its activities under this easement.

**EASEMENT**

**GRANTORS:** Jeanine B. Dimmick and  
Group Bronco Holdings L.L.C.  
**GRANTEE:** The Estates at Summit Park  
Homeowners Association

6. The rights and privileges of this easement agreement replace and supersede those rights and privileges reserved by the Grantors in the Statutory Warranty Deed recorded under Skagit County Auditor's file number 199905120072, and the rights and privileges reserved in that instrument are hereby terminated.

GRANTORS:

GRANTEE:

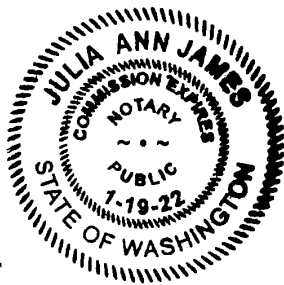
Jeanine B. Dimmick  
Jeanine B. Dimmick

Harry L. Green  
The Estates at Summit Park  
Homeowners Association  
By: HARRY L. GREEN (HOA U.P.)  
FOR HOA PRESIDENT  
MARK WALLACE

Jeanine B. Dimmick  
Group Bronco Holdings, L.L.C.  
By: Jeanine B. Dimmick

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SKAGIT )

On this 4<sup>th</sup> day of May, 2018 appeared before me Jeanine B. Dimmick, an individual personally known or satisfactorily identified to me, who signed the within and foregoing instrument in my presence and acknowledged it to be her free and voluntary act and deed for the purposes therein mentioned.



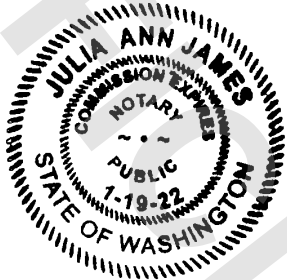
Julia Ann James  
Julia Ann James  
NOTARY PUBLIC in and for the State of  
Washington, residing at Mount Vernon.  
My commission expires 01/19/2022.

EASEMENT

GRANTORS: Jeanine B. Dimmick and  
Group Bronco Holdings L.L.C.  
GRANTEE: The Estates at Summit Park  
Homeowners Association

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SKAGIT )

On this 4<sup>th</sup> day of May, 2018, appeared before me Jeanine B. Dimmick, who signed the within and foregoing instrument in my presence and acknowledged it to be the free and voluntary act and deed of Group Bronco Holdings, L.L.C., and acknowledged her authority to execute the document on behalf of that L.L.C., for the purposes therein mentioned.



*Julia Ann James*

Julia Ann James  
NOTARY PUBLIC in and for the State of Washington, residing at Mount Vernon.  
My commission expires 01/19/2022.

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SKAGIT )

On this 7<sup>th</sup> day of May, 2018, appeared before me Harry Leonard Green II who signed the within and foregoing instrument in my presence and acknowledged it to be the free and voluntary act and deed of The Estates at Summit Park Homeowners' Association, a Washington nonprofit corporation, and acknowledged his/her authority to execute the document on behalf of that corporation, for the purposes therein mentioned.



*Julia Ann James*  
*Julia Ann James*

NOTARY PUBLIC in and for the State of Washington, residing at Mount Vernon  
My commission expires JAN 2022

EASEMENT

GRANTORS: Jeanine B. Dimmick and Group Bronco Holdings L.L.C.  
GRANTEE: The Estates at Summit Park Homeowners Association