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08/02/2022 02:41 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

Return Address:

PropertyTrio LLC
322 Rowland Rd
Seaholm WA 98284

Document Title:

Road Maintenance Agreement

Reference Number (if applicable): _____

Grantor(s):

additional grantor names on page 1.

- 1) PropertyTrio LLC
- 2) property Trio LLC

Grantee(s):

additional grantor names on page ____.

- 1) Public
- 2) _____

Abbreviated Legal Description:

full legal on page(s) 3.

P135500 Lot 4 Anacortes Street Short Plat

Assessor Parcel /Tax ID Number:

additional parcel numbers on page 1.

P02832

DECLARATION OF ROAD MAINTENANCE AGREEMENT

This Declaration of Road Maintenance Agreement is made and executed this ** day of July, 2022, by and between Property Trio, LLC, Nazario Garcia Torres & Adriana Villa and David & Lisa Marsh.

WHEREAS:

Mat Ballenger is the owner of the real property legally described on Exhibit "A" attached hereto which is under Parcel No. P62832 and

Keith Wilson is the owner of the real property legally described on Exhibit "B" attached hereto which is under Parcel No. P135498 and

Keith Wilson is the owner of the real property legally described on Exhibit "C" attached hereto which is under Parcel No. P135499 and

Property Trio LLC are the owners of the real property legally described on Exhibit "D" attached hereto which is under Parcel No. P135500 and

Property Trio LLC are the owners of the real property legally described on Exhibit "E" attached hereto which is under Parcel No. P135501 and

Nazario Garcia Torres & Adriana Villa are the owners of the real property legally described on Exhibit "F" attached hereto which is under Parcel No. P126568 and

David & Lisa Marsh are the owners of the real property legally described on Exhibit "G" attached hereto which is under Parcel No. P114120 and

WHEREAS:

The above parties as the legal owners of the properties legally described on the attached Exhibits "A", "B", "C", "D", "E", "F" and "G" each have rights of ingress, egress and utilities as created on the face of their respective short plats and are confirmed herein:

Legal description of Private Road known as Annett Lane or such name deemed by the City of Burlington.

The private access road delineated on the face of said Burlington short plats under numbers 6-98 and SS-4-06 and as shown on Exhibit "H" attached hereto

WHEREAS:

The parties hereto wish to establish a joint and mutual responsibility for the maintenance and repair of said Tract know as Exhibit H, private road easement.

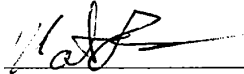
NOW THEREFORE:

This declaration hereby establishes and provides that the real properties legally described on Exhibits "A", "B", "C", "D", "E", "F" and "G" benefit from the use of said property and all subsequent owners, successors, heirs, administrators and assigns, shall take said property or portion thereof, subject to the Road Maintenance Agreement. The Declarants and each of the subsequent owners, successors, heirs, administrators and assigns shall proportionately share in the cost and expense of maintaining and repairing in good condition the roadway now in existence and to be improved on said Private Road.

The proportional share of each property legally described on Exhibits "A", "B", "C", "D", "E", "F" and "G" shall be established by dividing the number of benefited individual parcels into the cost of maintenance and repair. The formula shall be as follows: Properties shown on Exhibits A, B, C, D, E, F and G shall each pay 1/7 of the maintenance/repair expense of the portion of said road located on property noted on Exhibit A. If any of the attached parcels are further subdivided in the future, then the total cost shall be divided by the new total number of parcels benefited by this access easement.

The decision as to the necessity of maintenance and/or repair shall be by simple majority of the parties hereto, their heirs, administrators, successors and assigns.

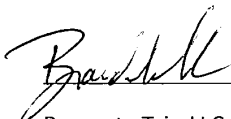
This Declaration of Road Maintenance Agreement shall be a covenant running with each of the lands described in Exhibits "A", "B", "C", "D", "E", "F" and "G", and is made and executed the day, date and year above written.



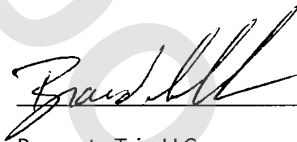
Mat Ballenger



Keith Wilson



Property Trio LLC



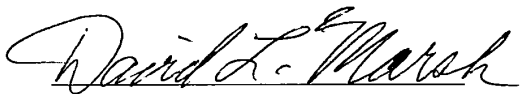
Property Trio LLC



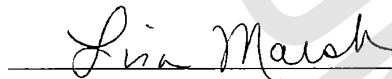
Nazario Garcia Torres



Adriana Villa



David March



Lisa Marsh

Exhibit "A"

(0.3223 ac) DK 12: LOT 1, ANACORTES STREET SHORT PLAT, SP 2-18/LUP 11-18, RECORDED UNDER AF#202104140085 BEING A PORTION OF LOT 1, CITY OF BURLINGTON SHORT PLAT NO. 6-98, APPROVED DECEMBER 16, 1998 AND RECORDED DECEMBER 23, 1998 IN VOLUME 13 OF SHORT PLATS, PAGES 195 AND 196, UNDER AUDITOR'S FILE NO. 9812230107, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 81, PLAT OF THE BURINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Exhibit "B"

(0.2125 ac) DK 12: LOT 2, ANACORTES STREET SHORT PLAT, SP 2-18/LUP 11-18, RECORDED UNDER AF#202104140085 BEING A PORTION OF LOT 1, CITY OF BURLINGTON SHORT PLAT NO. 6-98, APPROVED DECEMBER 16, 1998 AND RECORDED DECEMBER 23, 1998 IN VOLUME 13 OF SHORT PLATS, PAGES 195 AND 196, UNDER AUDITOR'S FILE NO. 9812230107, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 81, PLAT OF THE BURINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Exhibit "C"

(0.2123 ac) DK 12: LOT 3, ANACORTES STREET SHORT PLAT, SP 2-18/LUP 11-18, RECORDED UNDER AF#202104140085 BEING A PORTION OF LOT 1, CITY OF BURLINGTON SHORT PLAT NO. 6-98, APPROVED DECEMBER 16, 1998 AND RECORDED DECEMBER 23, 1998 IN VOLUME 13 OF SHORT PLATS, PAGES 195 AND 196, UNDER AUDITOR'S FILE NO. 9812230107, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 81, PLAT OF THE BURINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Exhibit "D"

(0.2121 ac) DK 12: LOT 4, ANACORTES STREET SHORT PLAT, SP 2-18/LUP 11-18, RECORDED UNDER AF#202104140085 BEING A PORTION OF LOT 1, CITY OF BURLINGTON SHORT PLAT NO. 6-98, APPROVED DECEMBER 16, 1998 AND RECORDED DECEMBER 23, 1998 IN VOLUME 13 OF SHORT PLATS, PAGES 195 AND 196, UNDER AUDITOR'S FILE NO. 9812230107, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 81, PLAT OF THE BURINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Exhibit "E"

(0.2119 ac) DK 12: LOT 5, ANACORTES STREET SHORT PLAT, SP 2-18/LUP 11-18, RECORDED UNDER AF#202104140085 BEING A PORTION OF LOT 1, CITY OF BURLINGTON SHORT PLAT NO. 6-98, APPROVED DECEMBER 16, 1998 AND RECORDED DECEMBER 23, 1998 IN VOLUME 13 OF SHORT PLATS, PAGES 195 AND 196, UNDER AUDITOR'S FILE NO. 9812230107, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 81, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Exhibit "F"

(0.3400 ac) LOT 1, SHORT PLAT NO. BURL-SS-4-06, APPROVED JULY 30, 2007, RECORDED AUGUST 1, 2007, UNDER AUDITOR'S FILE NO. 200708010078, BEING A PORTION OF TRACT 81, PLAT OF BURLINGTON ACREAGE PROPERTY AS PER PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Exhibit "G"

(0.6200 ac) (DK12) LOT 2, CITY OF BURLINGTON SHORT PLAT BURL-SS-4-06, RECORDED UNDER AF#200708010078, LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST.

Exhibit "H"

A - P62832 Mat Ballenger

B - P135498 Keith Wilson

C - P135499 Keith Wilson

D - P13550 Property Trio

E - P135501 Property Trio

F - P126568 Torres Nazario Garcia

G - P114120 David Marsh