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09/16/2026 10:12 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Parfitt
1417 17TH ST
ANACORTES WA 98221

REVIEWED BY
SKAGIT COUNTY TREASURER

DEPUTY

DATE

Lena Thompson
9.16.26

DOCUMENT TITLE(S)

EASEMENT

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S):

PAC NW RE INVESTMENTS II LLC

GRANTEE(S):

Shelly D Parfitt & Laurence S Parfitt,
a married couple

ABBREVIATED LEGAL DESCRIPTION:

LOT 8 BK 121
City of Anacortes

TAX PARCEL NUMBER(S):

P55782
P130506

PRIVATE ACCESS LANDSCAPE MAINTENANCE EASEMENT AGREEMENT

THIS AGREEMENT made and entered into this 16TH day of September 2026 by PACNW RE Investments II LLC (herein referred to as "Grantor") the sole owner of 1413 17th Street, in the City of Anacortes Washington and Laurence S. Parfitt and Shelly D. Parfitt, a married couple, (herein referred to as "Grantee") the sole owner(s) of 1417 17th Street, in the City of Anacortes Washington, and is to establish a permanent Landscape Maintenance Easement.

Recitals

WHEREAS, Grantor owns certain real property, commonly referred to as 1413 17th Street Anacortes, Washington filed in the records of Skagit County.

WHEREAS, Grantor desires to create a permanent private Landscape Maintenance Access Easement over and within a portion of 1413 17th Street, Anacortes for the purpose of Grantee providing landscape maintenance (per language contained in Grant of Easement, below) on the west wall boundary of 1413 17th Street as described in "Exhibit A" attached hereto. This landscape maintenance easement will enable present and future owners of Lot B, commonly known as 1417 17th Street Anacortes, WA 98221, and their heirs, successors, executors, administrators and assigns to pass over a portion of the land on Lot A commonly known as 1413 17th Street Anacortes, WA 98221 and described on "Exhibit A".

Whereas, Grantee of Lot B 1417 17th Street, hereby agrees to provide Private Access Landscape Maintenance without any form of interference or extraordinary inconvenience to owner(s) of Lot A 1413 17th Street and agrees to repair any damages caused to the access area by their use within 15 days of damage unless otherwise agreed upon in writing by both property owners of Lot A and Lot B. The present and future owners of Lot A 1413 17th Street agree to allow use of the described portion of land for ingress and egress to perform landscape maintenance without interferences to present and future owners of Lot B.

This agreement shall be perpetual and shall encumber and run with the land and shall be binding upon the parties hereto, their respective heirs, successors, executors, administrators and assigns.
Lot B; 1417 17th Street Anacortes:

1. Grant of Landscape Maintenance Easement

GRANT OF EASEMENT: The Grantor hereby conveys and grants to the Grantee, and their successors and assigns, a permanent, non-exclusive easement over, under, through, and across the portion of the Grantor's real property described in Exhibit A (the "Easement Area") for the sole purpose of residential landscape maintenance and upkeep.

2. Scope of Permitted Activities (Grantee's Rights)

PERMITTED USE: The Grantee shall have the right of reasonable ingress and egress across the Easement Area to perform residential landscaping activities, including but not limited to: trimming trees or shrubs.

3. Allocation of Costs and Maintenance

MAINTENANCE & COSTS: All costs associated with the care, maintenance, clearing of debris, or repair of the landscape elements within the Easement Area shall be borne strictly by the Grantee.

4. Restrictions on the Grantor (Servient Estate)

RESTRICTIONS ON GRANTOR: The Grantor retains the right to use the surface of the Easement Area, provided such use does not unreasonably interfere with the Grantee's landscaping rights. The Grantor shall not construct fences, retaining walls, outbuildings, or permanent structures, nor alter the physical grade within the Easement Area without prior written consent from the Grantee.

5. Restoration and Liability

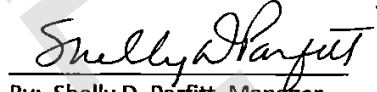
DAMAGE AND RESTORATION: If the Grantee or their agents cause unnecessary damage to the Grantor's remaining property outside the designated Easement Area during maintenance activities, the Grantee shall promptly restore the damaged property to its pre-existing condition at their own expense.

6. Binding Nature (Running with the Land)

COVENANT RUNNING WITH THE LAND: This easement, along with all covenants and conditions herein, is perpetual and shall run with the land. It shall be binding upon and inure to the benefit of the parties hereto, their heirs, executors, administrators, successors, and assigns.

PACNW RE Investments II LLC


By: Laurence S. Parfitt, Manager
Lot A; 1413 17th Street Anacortes


By: Shelly D. Parfitt, Manager

9/16/2026
Dated


By: Laurence S. Parfitt
Lot B; 1417 17th Street, Anacortes


By: Shelly D. Parfitt

9/16/2026
Dated

Exhibit A, Legal Descriptions and Notary Acknowledgment attached hereto.

ACKNOWLEDGEMENT

STATE OF WASHINGTON

COUNTY OF SKAGIT

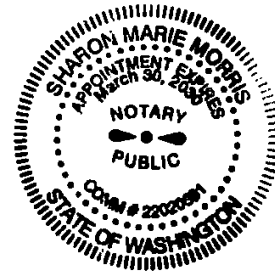
This 16th of September 2026 personally appeared Laurence S. Parfitt, who is personally known to me or proved to me with satisfactory evidence to be the individual described in and who executed the within foregoing instrument and acknowledged to me that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal of office this 16th day of September, 2026.

WITNESS my hand and official seal

Sharon Marie Morris

(Notary Signature)

My Commission Expires: March 30, 2030

This 16th of September, 2026 personally appeared Shelly D. Parfitt, who is personally known to me or proved to me with satisfactory evidence to be the individual described in and who executed the within foregoing instrument and acknowledged to me 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 of office this 16th day of September, 2026.

WITNESS my hand and official seal

Sharon Marie Morris

(Notary Signature)

My Commission Expires: March 30, 2030

Easement on Parcel P55782, 1413 17th Street Legal Description

The West 4 feet of the following describe property:

The West 10 feet of Lot 6, all of Lot 7 and the East 20 feet of Lot 8, Block 121, Map of the City of Anacortes, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County Washington. AKA LOT A of Survey AF#201012130161

