



202004230048

04/23/2020 10:53 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When Recorded Return To:
RR Summit NW LLC
Strandberg Construction, Inc.
PO Box 319
Anacortes, WA 98221

**ACCOMMODATION
RECORDING ONLY**

Land Title and Escrow

M- 22105

Document Title:

Restrictive Landscape Covenant Lot 7 Plat of Rock Ridge South Phase 3

Reference Number:

Grantor(s)

1. RR Summit NW LLC
- 2.

Grantees(s)

1. RR Summit NW LLC
- 2.

Abbreviated legal description

(0.1700 AC) Lot 7, PLAT OF ROCK RIDGE SOUTH, PHASE 3, AS PER PLAT RECORDED ON JUNE 30, 2008, UNDER AUDITORS FILE NO. 200806300185.

Assessor Parcel/ Tax ID Number

4960-000-007-0000, P127677

**RESTRICTIVE LANDSCAPE COVENANT
LOT 7 PLAT OF ROCK RIDGE SOUTH PHASE III**

The Grantor(s) herein is the owner of the following described real estate situated in Skagit County, State of Washington:

Lot 7 Rock Ridge SOUTH PHASE 3 (P127677) also commonly known as 3921 Rock Ridge Parkway, Anacortes, WA 98221.

The Easements, Reservations, Restrictions and Covenants on the face of the Plat (AF#200806300185) and the Covenants, Conditions and Restrictions for the Plat of Rock Ridge Phase 3 AF#200810300058 and AF#200204260193 and AF#200203140025 and Covenant AF#2008I0300058 are in effect for this lot.

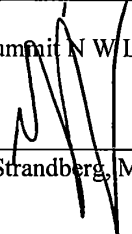
Lot 7 has a further height restriction from the previously recorded restrictions as referenced under 201809250001. The landscape height restriction set forth is described below:

The use of large trees as part of a landscape is prohibited, the intent of such restriction is to protect and preserve all view for lots in the Rock Ridge Development. For purposes of height restrictions, the midpoint of Lot 7 is located on Rock Ridge Parkway, the maximum height of any tree, shrub, planting or object shall not exceed the height of 28 ft from the midpoint of Lot 7 as shown on attached Exhibit A Lot 7 Height Restriction.

This restriction shall run with the land and shall be binding to all parties having or acquiring any right, title, or interest in the lands described herein or any part thereof and shall inure to the benefit of each owner thereof.

Dated 4-21-2020

RR Summit N W LLC



Nels Strandberg, Member

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Nels Strandberg is the person who appeared before me, and said person acknowledged that he signed this instrument, and has stated that he was authorized to execute the instrument and acknowledged it as the Member of RR Summit NW LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

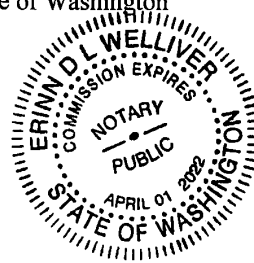
Dated: 4/21/20

Signature: *Erinn D L Welliver*

Notary Public in and for the County of Skagit in the State of Washington

Residing at: Anacortes WA

My Appointment Expires: 4/1/2022



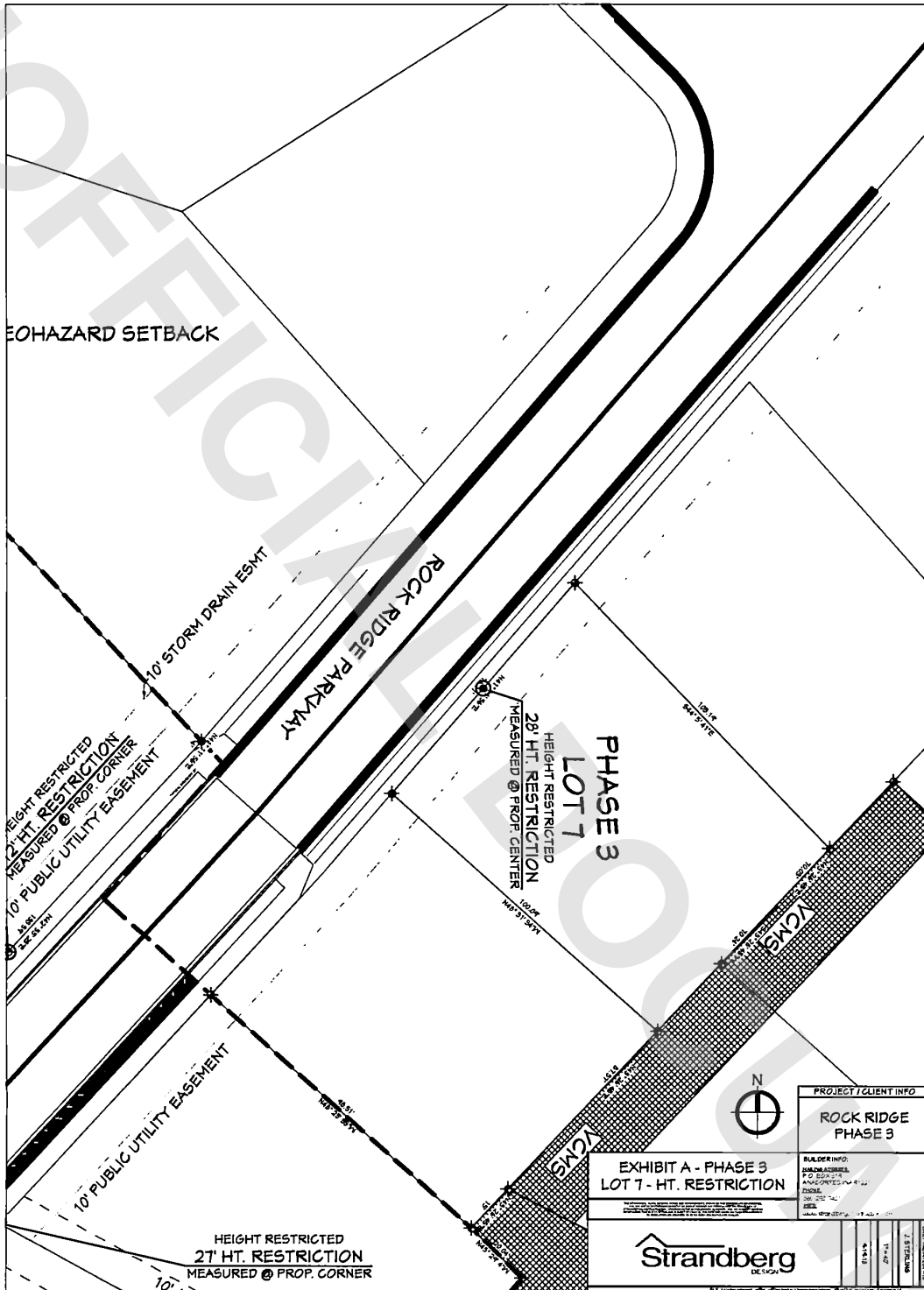
UNOFFICIAL DOCUMENT

LEGAL DESCRIPTION

(0.1700 AC) LOT 7, PLAT OF ROCK RIDGE SOUTH, PHASE 3, AS PER PLAT RECORDED ON JUNE 30, 2008 UNDER AUDITORS FILE NO. 200806300185

TAX PARCEL NUMBER(s) 4960-000-007-0000, P127677

Situate in Skagit County, Washington



PROJECT / CLIENT INFO
**ROCK RIDGE
 PHASE 3**

**EXHIBIT A - PHASE 3
 LOT 7 - HT. RESTRICTION**

Strandberg
 DE 15000

BUILDING INFO:
 BLDG ADDRESS:
 P.O. BOX:
 AMOUNTS:
 CODE:
 DISTRICT:
 COUNTY:
 STATE:
 ZIP:

DATE	BY	APP'D	REVISION