



200003140043

Kathy Hill, Skagit County Auditor
3/14/2000 Page 1 of 4 12:26:58PM

After Recording Return To:

William A. Stiles
P.O. Box 400
Sedro-Woolley, WA 98284

Assessor's Tax Number: P103396

Abbreviated Legal: A Ptn. of the SW ¼ of the NE ¼ of Sec. 14-35-04 E.W.M.

RESTRICTIVE COVENANT*GREGG ADAMS + REBECCA ADAMS*

The Grantors herein are the owners of the following described real estate situated in Skagit County, State of Washington, to-wit:

That portion of the Southwest quarter of the Northeast quarter of Section 14, Township 35 North, Range 4 East, W.M., lying Northerly of the Northern Pacific Railroad right-of-way, described as follows:

Commencing at the Southeast corner of said Southwest quarter of the Northeast quarter; thence N 01°28'07" W (equals N 03°05'30" W in previous legal descriptions) along the East line of said Southwest quarter of the Northeast quarter, a distance of 388.63 feet to the Northerly margin of the Northern Pacific Railroad right-of-way; thence N 86°10'07" W (equals N 87°47'30" W in previous legal descriptions) along said Northerly margin, a distance of 411.07 feet to a point that bears S 01°28'07" E (equals S 03°05'30" E in previous legal descriptions) from the Southwest corner of that certain tract conveyed to Gilbert B. Arthur and Shirley E. Arthur, husband and wife, by deed recorded November 9, 1954, under Auditor's File No. 508980; thence N 01°28'07" W parallel with said East line of the Southwest quarter of the Northeast quarter, a distance of 345.20 feet to an existing fence line and the POINT OF BEGINNING of this description; thence N 70°54'51" W along said fence line, a distance of 421.69 feet to a fence corner; thence S 12°24'58" E, a distance of 67.00 feet; thence S 20°55'33" E, a distance of 32.42 feet; thence S 37°10'57" E, a distance of 374.55 feet; thence S 57°03'28" E, a distance of 37.61 feet to a point that is 60 feet North of the Northerly margin of the Northern Pacific Railroad right-of-way when measured at right angles thereto; thence S 86°10'07" E parallel with said Northerly margin, a distance of 122.18 feet to a point which bears S 01°28'07" E from the point of beginning; thence N 01°28'07" E a distance of 284.94 feet to the point of beginning.

EXCEPT the East 30 feet thereof.

TOGETHER WITH a non-exclusive easement for ingress and egress, road and utilities over, under, and upon the East 30 feet excepted from the above-described parcel.

Situate in the County of Skagit, State of Washington.

The Grantee herein, Avery Lane Community Association, a Washington Non-profit Corporation, operates a well and waterworks known as Avery Lane Division No. III, supplying water for public use located upon the land of the Grantors described above, the exact location of said well and waterworks is shown on the attached map entitled Exhibit "A", and said Grantee is required to keep the water supplied from said well free from impurities which might be injurious to the public health.

It is the purpose of these grants and covenants to prevent certain practices hereinafter enumerated in the use of the said Grantor's land which might contaminate said water supply.

NOW THEREFORE, IN CONSIDERATION OF One Dollar (\$1.00) in hand paid and other good and valuable consideration received by said Grantors, the Grantors agree and covenant with the Grantee, its successors and assigns, said covenants to run with the land for the benefit of the Grantee, that said Grantors, their heirs, successors and assigns will not construct, maintain or suffer to be constructed or maintained upon the land of the Grantors within 100 feet of the well of the Grantee, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosures or structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides, or insecticides.

Witness our hands this 10 day of March 2000.
1999.

Dry Adams Grantor

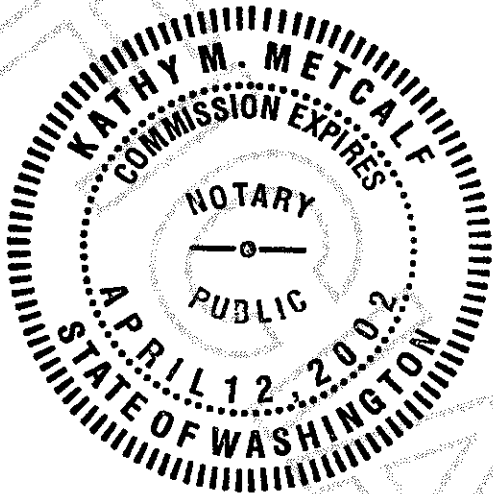
Rebecca Adams Grantor



STATE OF WASHINGTON)
) ss.
County of Skagit)

On this day personally appeared before me Greg Adams and Rebecca Adams to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10 day of March 4th 2000



Kathy M. Metcalf
Notary Public in and for the State of
Washington residing at Sedro-Woolley
My commission expires: 4-12-2002.



EXHIBIT "A"

