

COVENANTS, CONDITIONS AND RESTRICTIONS

Grantor (s): John G. Thomas and Sandra L. Thomas, husband and wife
Grantee (s): The General Public
Additional Grantor (s):
Additional Grantee (s):
Abbreviated Legal: PTN. W ½ SE ¼ Sec. 22, T.34 N, R. 4 E. W. M.
Addition Legal on page (s):
Assessor's Tax Parcel No.'s: P27572

THIS DECLARATION AND AGREEMENT shall affect the owners of that portion of Lot 1, Short Plat No. PL01-0579, as recorded under Auditor's File No. 200202010016, records of Skagit County, Washington, Less that portion thereof described as the North 30 feet of the East ½ of the SW ¼ of the SE ¼ of Section 22, Township 34 North, Range 4 East, W.M.

LEGAL DESCRIPTION

Lot 1, Short Plat No. PL01-0579, approved January 31, 2002, and recorded February 1, 2002 under Auditor's File No. 200202010016, records of Skagit County, Washington, and being a portion of the West Half (W ½) of the southeast Quarter (SE ¼) of Section 22, Township 34 North, Range 4 East, W.M.

LESS the North 30 feet of the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 22, Township 34 North, Range 4 East, W.M.; EXCEPT the East 30 feet thereof; containing 19,290 square feet, more or less.

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants and notes upon the face of said Short Plat No. PL01-0579 and other instruments of record including but not limited to the following instruments: 30 foot wide easement for road purposes over subject parcel by Auditor's File No. 407609; 10 foot wide power easement by Auditor's File No. 8409170077.

AND FURTHER SUBJECT TO AND TOGETHER WITH an exclusive easement for ingress, egress and utilities over, across, under and through that portion of Lot 1 of said Short Plat No. PL01-0579 lying within the North 30 feet of the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section 22.

Situate in the County of Skagit, State of Washington.

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Now, therefore, the Declarants hereby declare that the properties above-described shall be held, sold, and conveyed subject to the following easements, covenants, conditions, and restrictions:

- There shall be NO business or commercial enterprise located on the above described premises that permit and allow the following:
 1. Noise, odors or other public nuisances.
 2. More than 3 total visits per day by all suppliers and customers.
 3. More than 4 children on the premises other than resident family members.

DATED this 30 day of September, 2002

DECLARANTS:

John G. Thomas
John G. Thomas

Sandra L. Thomas
Sandra L. Thomas

STATE OF WASHINGTON }

S.S.

County of Skagit }

On this day personally appeared before me John G. Thomas and Sandra L. Thomas, husband and wife; known to be the individuals 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 30 day of Sept, 2002.

Mary M. Fine
Notary Public in and for the State of Washington

Residing at Burlington

My commission expires: 8-9-03



200209300303
Skagit County Auditor