

FILED FOR RECORD AT THE
REQUEST OF/ RETURN TO
John and Sandra Thomas
845 Burlingame Road
Mount Vernon, WA. 98274



200210250200

Skagit County Auditor

10/25/2002 Page 1 of 2 3:48PM

AMENDED 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
Reference # 200209300303

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.

AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS

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 on a full time basis (up to 6 days per week).
 4. More than 6 children on the premises other than resident family members on an occasional basis (up to 3 days per week).
- **DURATION:**
This covenant to remain in effect until such time as any right or interest is released in exclusive easement (and Quit Claim in favor of the owners of the land on which said easement is located) as recorded on Auditor's File No. 200208300099 and Auditor's File No. 8409170077.
- **AMENDMENT:**
This covenant can only be amended with the consent of the all owners of Lot 1 of Short Plat PL01-0579, P27572 and the all owners of Short Plat No. 45-73, P27569.

DATED this 24 day of October, 2002

DECLARANTS:

John G. Thomas Sandra L. Thomas
John G. 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 24 day of October, 2002.

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

Residing at Burlington

My commission expires: 8.9.03



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Skagit County Auditor