



200412060233

Skagit County Auditor

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Declaration of Restrictive Covenants

Document Title:

Reference Number:

Grantor(s):

[ ] additional grantor names on page \_\_\_

- 1. Hanneman, Marna
- 2. Hanneman, Leroy
- 3. Hanneman Family L.L.C

Grantee(s):

[ ] additional grantee names on page \_\_\_

- 1. Public
- 2.

Abbreviated legal description:

[ ] full legal on page(s) \_\_\_

Lot 10, BIK 1, Map of La Conner

Assessor Parcel / Tax ID Number:

[ ] additional tax parcel number(s) on page \_\_\_

P105952

**DECLARATION OF RESTRICTIVE COVENANT**

**WHEREAS, ~~MARINA & LEROY HANSEN~~** ("Declarant") is the owner of real property described below (the "Property"), which Property currently contains a single family residence ("Primary Dwelling Unit"); and

**WHEREAS, Declarant** has made application to the Town of La Conner for permission to construct and utilize on the Property an "Accessory Dwelling Unit" pursuant to LCC Section 15.110.180 (the "Code"); and

**WHEREAS,** the code requires that: (A) an Accessory Dwelling Unit contain no more than seven hundred (700) square feet; (B) the Accessory or the Primary Dwelling Unit be occupied by the owner of the Property; (C) the Property include at least two (2) off-street parking spaces for the primary residence and one (1) space for the Accessory Dwelling Unit; and (D) the applicant record a restrictive covenant setting forth the Code restrictions (collectively the "Conditions"); and

**WHEREAS,** Declarant accepts as reasonable the Conditions and agrees that this fully executed Declaration Restrictive Covenant ("Declaration") shall be recorded at Declarant's expense by the Town of Conner upon approval of the Declarant's application;

**DECLARANT HEREBY DECLARES THAT,** with respect to the real property legally described as follows,

LOT 10, BLK 1, MAP OF LA CONNER, "MAP OF LA CONNER, WASHINGTON COUNTY, WASHN TERR., 1872", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASH-INTON.  
P109952

upon construction and occupation of any improvements permitted and intended as an Accessory Dwelling Unit the Conditions shall apply to the Property, to wit: (A) such Accessory Dwelling Unit shall contain no more than seven hundred (700) square feet; (B) either the Accessory or the Primary Dwelling Unit shall be occupied by the owner of the Property; (C) the Property shall include at least two (2) off-street parking spaces for the primary residence and one (1) off-street parking space for the accessory dwelling unit.

Declarants acknowledge that the Conditions are encumbrances on, and shall continue to run with, the Property and can only be extinguished with written consent by the Town of La Conner. The Town of La Conner is the sole intended beneficiary of this Declaration and may enforce this Declaration in any legal or equitable manner, including but not limited to code enforcement proceedings. In any proceeding whatsoever to enforce this Declaration, the prevailing party shall receive an award of its reasonable attorney fees and costs including those incurred in any appeal.

*[Signature]*  
Dated this 5<sup>TH</sup> day of December, 2002

DECLARATION OF RESTRICTIVE COVENANT



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Skagit County Auditor

*Leroy Hanneman*  
 (insert owners name)  
*Marna E. Hanneman*  
 (insert owners name)  
 Marna Hanneman

STATE OF WASHINGTON )  
                   KING          ) SS.  
 COUNTY OF SKAGIT   )

I certify that I know or have satisfactory evidence that LEROY HANNEMAN and MARNA HANNEMAN are the person(s) who appeared before me and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: DEC. 6, 2004

*Jane M. Koenig*  
 Notary Public  
 My appointment expires: DEC. 17, 2007

