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Skagit County Auditor

RECORDED AT REQUEST OF:

3/2/2006 Page 1 of 3 3:47PM

LAND TITLE OF SKAGIT COUNTY

P.O. Box 445

111 E. George Hopper Rd.
Burlington, WA 98233

LAND TITLE OF SKAGIT COUNTY

Grantor.	LOGSDON, Gail A. and Diane L.
Grantee.	LOGSDON, Gail A. and Diane L. Present and future owners of Lots 1 & 4, Short Plat No. 93-014 Public
Abbrev.Leg.	Lots 1 & 4, Short Plat No. 93-014, AFN 9305200075 Ptn of NW 1/4 of NE 1/4 of Sec. 19, T35N, R3E, WM
Tax Acct. Nos.	350319-1-004-0108/P34506 and 350319-1-004-0403/P103349

**DECLARATION OF
RESTRICTIVE COVENANTS**

This Declaration of Restrictive Covenants is made by GAIL A. LOGSDON and DIANE L. LOGSDON, husband and wife:

RECITALS

A. Gail A. Logsdon and Diane L. Logsdon, husband and wife (hereafter referred to as "declarants" or "Logsdon") are owners of property fully described below:

Lot 4, Skagit County Short Plat No. 93-014, approved May 19, 1993, and recorded May 20, 1993, in Volume 10 of Short Plats, page 197, under Auditor's File No. 9305200075, records of Skagit County, Washington; Being a portion of the Northwest Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the West 30 feet of Lot 1 of said Short Plat, as shown in the face thereof.

Situate in the County of Skagit, State of Washington.

B. The declarants desire to subject said Lot 4 to restrictions and covenants set forth herein for the benefit of adjoining real property in accordance with an agreement between the declarants and the owners of Lot 1 of the above described Short Plat.

UNRECORDED
THEREFORE, to accomplish the foregoing purposes, the declarants hereby publish and declare that the said Lot 4, Skagit County Short Plat No. 93-014 shall be held, conveyed, hypothecated, encumbered, leased, rented, used occupied and improved subject to the following covenants and restrictions, which shall run with the land and be a burden upon said property and benefit to the present and future owners of Lot 1 of Skagit County Short Plat No 93-014, and to any other person, firm, corporation or entity of any kind whatsoever acquiring or owning an interest in said lots, or any part thereof, and their lessees, guests, heirs, executors, personal, representatives, heirs and assigns.

(1) Building restriction. No dwelling shall be constructed within the North Seventy-Five (75) Feet of the above referenced Lot 4 of Short Plat No. 93-014.

(2) Enforcement by declarant. The declarant shall have no obligation to enforce or seek enforcement of the covenants and restrictions contained herein and shall have no liability for their enforcement or nonenforcement.

(3) Covenants to run with the land. The covenants and restrictions contained herein shall run with the land and shall be binding upon property and upon any person, firm, corporation or entity of any kind whatsoever acquiring or owning an interest in the property, or any part thereof, and their lessees, guests, heirs, executors, personal, representatives, heirs and assigns.

(4) Enforcement. The present and future owners of Lot 1 of the above described Skagit County Short Plat No. 93-014 shall have the right to enforce, by any proceeding in law or equity, all covenants and restrictions imposed by this declaration or any amendment thereof. Failure to insist upon strict performance of any covenant or strict adherence to any restriction shall not be deemed a waiver of the right to insist upon enforcement thereafter.

(5) Attorney's fees. In any litigation or proceeding to enforce any of the restrictions or covenants contained in this declaration, the substantially prevailing party shall be entitled to recover from the non-prevailing party its costs, including a reasonable attorney's fee.

(6) No change to previous covenants and restrictions. This Declaration is not intended to modify, amend, or in any way change declarations and restrictions recorded under Auditor's File Nos. 9307060066 and 9502140047.

DATED: FEBRUARY 22ND, 2006.



