

When Recorded Return To:

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Anacortes, Washington 98221



200611070060

Skagit County Auditor

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**CERTIFICATE OF ANNEXATION OF PARCEL TO "WINDWARD" AND
SUBJECTION OF PARCEL TO
DECLARATION OF PROTECTIVE COVENANTS FOR WINDWARD**

Grantors: Island Development LLC; Windward Owners Association

Grantee: The Public

Abbrev. Legal: ANACORTES, ALL THAT PORTION OF VACATED 22ND STREET RIGHT OF WAY AS SHOWN ON THE PLAT OF ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON; LYING WEST OF THE WEST RIGHT OF WAY LINE OF D AVENUE, AND EASTERLY OF AN ARC, CONCAVE TO THE WEST, HAVING A RADIUS OF 51.00 FEET, THE RADIUS POINT OF SAID ARC IS SITUATED ON THE CENTERLINE OF SAID 22ND STREET A DISTANCE OF 169.50 FEET EASTERLY OF THE INTERSECTION OF THE CENTERLINES OF C AVENUE AND 22ND STREET THAT ABUTS LOTS 11, 12 AND 15, AS SHOWN ON A RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200201240260 THAT HAS REVERTED TO SAID LOTS 11, 12 AND 15 BY OPERATIONS OF LAW RESULTING FROM CITY OF ANACORTES ORDINANCE NO 2689, RECORDED FEBRUARY 14, 2005, UNDER AUDITOR'S FILE NO 200502140191, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel Number: 3772-214-005-0100 / P122544

RECITALS

A. Island Development LLC, a Washington Limited Liability Company, is the owner in fee simple of the following described real property, situated in the County of Skagit, State of Washington (hereafter, "2200 - 22nd Street"):

All that portion of vacated 22nd street right of way as shown on the Plat of Anacortes, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington; lying West of the West right of way line of D Avenue, and Easterly of an arc, concave to the West, having a radius of 51.00 feet, the radius point of said arc is situated on the centerline of said 22nd Street a distance of 169.50 feet Easterly of the intersection of the centerlines of C Avenue and 22nd Street that abuts Lots 11, 12 and 15, as shown on a record of survey recorded under Auditor's File No. 200201240260 that has reverted to said Lots 11, 12 and 15 by operation of law resulting from City of Anacortes Ordinance No 2689, recorded February 14, 2005, under Auditor's File No. 200502140191, records of Skagit County, Washington.

B. Sixteen parcels of real property directly adjacent to 2200 - 22nd Street, commonly known as "Windward", are now governed by the Declaration of Protective Covenants for Windward, recorded in the office of the Auditor of Skagit County, Washington under file number 200103190182 (hereafter, "The Windward Covenants"). The property covered by the Windward covenants is legally described as:

Lots 11 through 20 inclusive, Block 213, and Lots 1 through 10 inclusive, Block 214, and Lots 1 through 10 inclusive, Block 227, and Lots 11 through 20 inclusive, Block 228, and all adjacent vacated portions, per the "map of the City of Anacortes, Washington" as per the plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

C. Island Development LLC believes that it is in the best interest of the current and future owners of 2200 - 22nd Street that it be subjected to the benefits and burdens of the Windward Covenants, as well as any future amendments thereto.

D. The Windward Owners Association, a Washington non-profit corporation that is charged with enforcement of the Windward Covenants, believes that it is in the best interest of the owners of all affected parcels that 2200 - 22nd Street be added to Windward and subjected to the benefits and burdens of the Windward Covenants.

E. The Windward Covenants, at Article 15, provide that residential property may be annexed or added to the property governed by those covenants with the consent of two-thirds of the association. The annexation of 2200 - 22nd Street was properly adopted by the written consent of the owners of two-thirds of the Windward Association, with proper notice given to all Windward owners.

THEREFORE, IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES COVENANT AND AGREE AS FOLLOWS:

1. Windward Owners Association approves and consents to the addition and annexation of 2200 - 22nd Street as a Lot within Windward and accords the current and any future owner of 2200 - 22nd Street with the full status of a Lot Owner under the Windward Covenants.

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2. Island Development LLC, as the owner in fee simple of 2200 - 22nd Street, hereby declares that 2200 - 22nd Street shall be held, sold, conveyed, assigned, leased, used, and occupied subject to and together with the Declaration of Protective Covenants for Windward, recorded in the office of the Auditor of Skagit County, Washington under file number 200103190182, which are for the purposes of enhancing and protecting the value, desirability and attractiveness of the property governed thereunder. Said Covenants shall run with the land, and all portions thereof, and shall be binding upon and inure to the benefit of all present and future parties with an interest in such land and their heirs, successors, and assigns.

DATED this 15th day of NOV., 2006.

WINDWARD OWNERS ASSOCIATION

By:

Stephen Kline
Stephen Kline, President & Board Member

ISLAND DEVELOPMENT LLC

By:

[Signature]
[Signature]

Charles Sanford
[Printed Name]

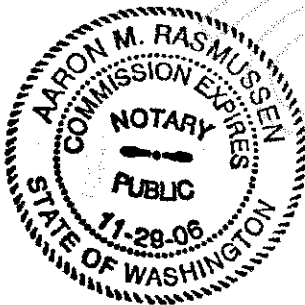
Managing Member
[Title]



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that STEPHEN KLINE is the person who appeared before me, and said person acknowledged that he signed the foregoing instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it, as President of WINDWARD OWNERS ASSOCIATION, to be the free and voluntary act and deed of such party for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2 day of November, 2006.



Aaron M. Rasmussen

NOTARY PUBLIC in and for the State of Washington,
residing at Anacortes
My appointment expires 11-29-06

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that CHARLES BAREFIELD is the person who appeared before me, and said person acknowledged that he/she signed the foregoing instrument, on oath stated that he/she was authorized to execute the instrument, and acknowledged it, as MANAGING MEMBER of ISLAND DEVELOPMENT LLC, to be the free and voluntary act and deed of such party for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of Nov., 2006.



Vicki L. Hoffman

NOTARY PUBLIC in and for the State of Washington,
residing at ANACORTES
My appointment expires 10/18/07

