

2/8/2008 Page

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Document Title: COVENANT
Reference Number:
Grantor(s): [_] additional grantor names on page
1 Mark Pederson
2.
Grantee(s): [_] additional grantee names on page
1 Town of La Conner
2.
Abbreviated legal description: [_] full legal on page(s)
Laconner Lt I BIK P
Assessor Parcel / Tax ID Number: [] additional tax parcel number(s) on page
P74040

DECLARATION OF RESTRICTIVE COVENANT

WHEREAS, <u>Mark Pederson</u> ("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 15.110.080 (the "Code"); and

WHEREAS, the code requires that:

- (1) The owner of the property must live in either the primary dwelling or the accessory dwelling.
- (2) The applicant shall provide evidence of a recorded deed restriction prior to the issuance of a conditional use permit.
- (3) The accessory dwelling may be no more than 700 square feet in size.
- (4) The single-family appearance and character of the dwelling unit shall be maintained when viewed from the surrounding neighborhood. The accessory unit shall be compatible in appearance and character with the primary dwelling unit.
- (5) At least two spaces of off-street parking will be provided for the primary dwelling and a single off-street parking space shall be provided for the accessory dwelling unit.

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,

LACONNER, LOT 1 IN BLOCK P. "MAP OF LACONNER, WHATCOM COUNTY, WASH. TERRY., 1872." AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

upon construction and occupation of any improvements permitted and intended as an Accessory Dwelling Unit the Conditions shall apply to the Property, to wit: (1) The owner of the property must live in either the primary dwelling or the accessory dwelling; (2) The applicant shall provide evidence of a recorded deed restriction prior to the issuance of a conditional use permit; (3) The accessory dwelling may be no more than 700 square feet in size; (4) The single-family appearance and character of the dwelling unit shall be maintained when viewed from the surrounding neighborhood. The accessory unit shall be compatible in appearance and character with the primary dwelling unit; (5) At least two spaces of off-street parking will be provided for the primary dwelling and a single off-street parking space shall be provided for the accessory dwelling unit.

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200802080057 Skagit County Auditor 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.

Dated this 8th day of Ferriany	2018
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	A got sen to fly fly
	Property Owner Signature
and the second s	Mark Pederson
	Print Name
	Property Owner Signature
	Parint Name
STATE OF WASHINGTON)	
) SS.	
COUNTY OF SKAGIT)	
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	January Ondorna
I certify that I know or have satisfactory evid	ence that Mark Pederson
are the person(s) who appeared before me an	d said person(s) acknowledged that the signed this
instrument and acknowledged it to be their fr	ee and voluntary act for the uses and purposes
mentioned in the instrument.	
	212108
Server Stelling and	Dated: 2/8/08
	MALLOTTONTONTE
	Notary Public
	My appointment expires: $08/20/20/0$
	wry appointment expires. 00/00/01/01/01/01/01/01/01/01/01/01/01/0