

After recording return to
Bacus
28134 Minkler Road
Sedro Woolley WA
98284



200804170052
Skagit County Auditor

4/17/2008 Page 1 of 2 11:53AM

**DECLARATION
AND
COVENANTS CONDITIONS RESTRICTIONS AND RESERVATIONS
FOR SKAGIT COUNTY SHORT PLAT 90-0043**

THIS DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR SKAGIT COUNTY SHORT PLAT 90-0043 is made by IVAN BACUS SR. [Declarant] as of this _____ day of _____ 20____.

Recitals

Declarant is the owner of certain real property in Skagit County Washington legally described on Exhibit 1 hereto.

The property subdivided as shown in a short plat recorded in Volume _____ of short Plats, Page _____ records of Skagit County Washington. *200804150100*

Declarant wishes to subject the property to this Declaration.

Now Therefore, Declarant declares that this property subject to all restrictions and easements of said plat shall be held, transferred, sold, conveyed, leased, used and occupied subject to the covenants, conditions restrictions and easements hereinafter set forth which are for the purpose of protecting the value and desirability of and which shall touch and concern and run with title to the property and which shall be binding on all parties having any right, title or interest in the property or any portion thereof, and their respective heirs, successors and assigns and shall inure to the benefit of each owner thereof.

ARTICLE 1.

Section 1.0 Construction and Maintenance of Private Road.

The construction and maintenance of a private road serving lots 3 and 4 shall be the responsibility of the owners of lots 3 and 4. The cost of said construction and maintenance shall be in direct relation to the usage of said roadway.

Section 1.1 Amendments Amendments to this Declaration must be signed by all owners of record and recorded with the Skagit County Auditor as an amendment to this declaration.

Section 1.2 Duration This Declaration shall run with the property and bind the owners and future heirs and assigns for a period of 30 years from the date of recording. After which this Declaration shall automatically extend for successive periods of 10 years unless an amendment has been approved and signed by a majority of the then owners.

Section 1.3 Severability The provisions of this Declaration shall be independent and severable, and the unenforceability of any one provision shall not affect the enforceability of any other provision, if the remainder affects the common plan.

Section 1.4 Non-Waiver The failure of any or all owners to enforce any provisions of this Declaration and Covenants shall not constitute a waiver, estoppel or otherwise prevent subsequent enforcement.

Section 1.5 Effective Date This declaration shall be effective upon recording.

DECLARANT

Ivan Bacus SR

4-17-08
Date

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Ivan Bacus SR signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

Notary Megan Johnson

Date 4/17/08

Appt expires March 12, 2012

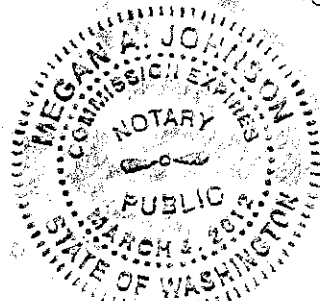


EXHIBIT 1
Description

The property is located in Skagit County Washington and is described as follows:

Lot 1 of Skagit County Short Plat 03-89, approved May 31, 1989, recorded June 5, 1989, in Book 8 of Short Plats, page 129 under Auditor's File Number 8906050028 and being in a portion of the South 1/2 of the Northwest 1/4 of Section 14, Township 35 North, Range 5 East, W.M. Situate in the County of Skagit, State of Washington.



200804170052

Skagit County Auditor