

Strandberg Construction
P.O. Box 319
Anacortes WA 98221



200810030116
Skagit County Auditor

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**RESTRICTIVE COVENANT
CHICAGO TITLE CO. FOR
19B 3117 LOT 23, THE HIGHLANDS**

The grantor(s) herein are the owners of (an interest in) the following described real estate situated in Skagit County, State of Washington:

Lot 23, The Highlands on Fidalgo Island (P127442) also commonly known as 2814 17th Street, Anacortes, WA 98221

* 200803170001

The Easements, Reservations, Restriction and Covenants on the face of the Plat (AF#20080317001) and the Covenants, Conditions and Restrictions for the Plat of the Highlands (AF#200803170002) are in effect for this lot.

In addition the following separate restrictions shall apply to this parcel:

- A. The maximum height of any structure or object in the North 25 feet of Lot 23 shall not exceed the height of the grade stake height restriction reference point on the southwest corner of Lot 23.
- B. There shall be a minimum 10-foot sideyard setback on the east side of lot 23.

Attached for reference as Exhibit A is a diagram of the Setback and View Corridor Zones that apply for Lot 23.

These restrictions shall run with the land and shall be binding to all parties having or acquiring any right, title, or interest in the land described herein or any part thereof, and shall inure to the benefit of each owner thereof.

Dated 9-30-08

BW & NS INVESTMENTS, LLC

Nels Strandberg, Member

William Wooding
Sassy Investments, LLC by
William Wooding

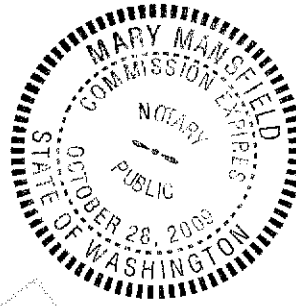
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Nels Strandberg and William W. Wooding are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Members of BW & NS INVESTMENTS, LLC, and William W. Wooding as Member of Sassy Investments, LLC, member of BW & NS INVESTMENTS, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10-1-08

Mary Mansfield

Notary Public in and for the State of Washington
Residing at *Anacortes*
My appointment expires: *10-28-09*



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EXHIBIT "A"

Lot 23, THE HIGHLANDS ON FIDALGO ISLAND, according to the plat thereof recorded March 17, 2008, under auditor's file number 200803170001, records of Skagit County, Washington.

Situate in Skagit County, Washington.

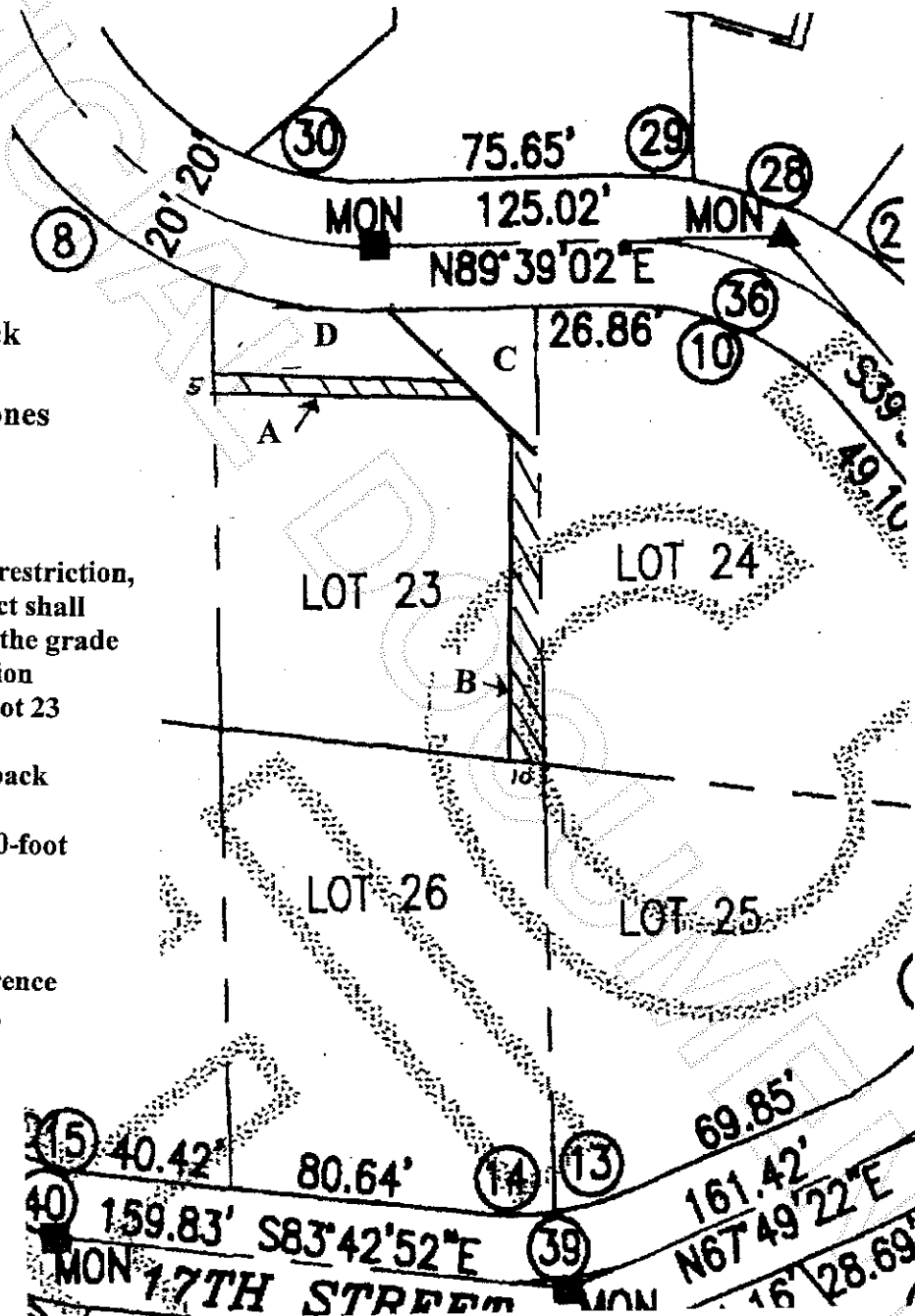


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Exhibit A

Revised Setback And View Corridor Zones For Lot 23, The Highlands

- A. New zone for height restriction, no structure or object shall exceed the height of the grade stake height restriction reference point on Lot 23
- B. 10-foot side yard setback
- C. Existing 40-foot by 40-foot view corridor at NE Corner of Lot 23
- D. Existing 20-foot reference setback per city code.



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