

**WHEN RECORDED RETURN TO:**

**William B. Foster  
Hutchison & Foster  
P.O. Box 69  
Lynnwood, Washington 98046-0069**



**200810280083  
Skagit County Auditor**

**10/28/2008 Page 1 of 4 1:15PM**

200605080212  
200607070003

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**Document Title: Amendment to Declaration of Covenants, Conditions and Restrictions of Klinger Estates**

**Grantor(s): Grandview, Inc.**

**Grantee(s): The Public**

**Legal Description:**

- 1. Abbreviated Legal Description:** A portion of the North Half of the Northwest Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, situate in Skagit County, Washington
- 2. The complete legal description of the property is on page four (4) of this document.**
- 3. Related Document:** Declaration of Covenants, Conditions and Restrictions of Klinger Estates recorded under Skagit County Auditor's File No. 200605080212; Amended Declaration of Covenants, Conditions and Restrictions of Klinger Estates recorded under Skagit County Auditor's File No. 200607070003

**Assessor's Property Tax Parcel Account No(s): 350423-1-004-0101;  
350423-1-021-0003**

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## AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF KLINGER ESTATES

1. **Amendment to Covenants, Conditions and Restrictions.** The real property described on the attached Exhibit A shall be subject to the Declaration of Covenants, Conditions and Restrictions of Klinger Estates (hereinafter the "Declaration"), which Declaration was recorded on the 8<sup>th</sup> day of May, 2006, under Skagit County Auditor's File No. 200605080212, and was amended by the recording of an Amended Declaration of Covenants, Conditions and Restrictions of Klinger Estates on the 7<sup>th</sup> day of July, 2006, under Skagit County Auditor's File No. 200607070003, and be entitled all of the rights and benefits, and subject to all of the obligations, to which owners of property encumbered by the Declaration are entitled. The owners of the real property described on the attached Exhibit A hereby covenant and agree to burden the Real Property and with all of the duties, responsibilities, costs and expenses related to the management, administration, maintenance and improvement of the Common Areas and such additional Common Areas which are included in Klinger Estates, as set forth in the Declaration. This Amendment touches and concerns the land described on the attached Exhibit "A".

2. **Authority to Amend.** This Amendment is for the purpose of adding real property to be encumbered by the Declaration, and is made pursuant to the authority granted to the Grantor in Article 2 of the said Declaration.

### GRANTOR:

**GRANDVIEW, INC.**  
a Washington corporation

By: [Signature]  
Scott Wammack, President

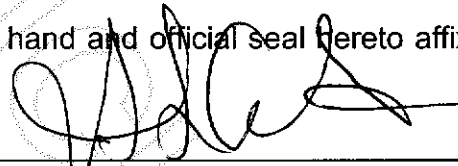
Date Executed: 8/28/2008



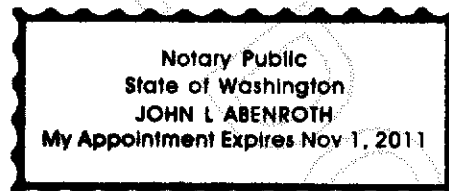
STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF SNOHOMISH    )

On this 28 day of August, 2008, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **SCOTT WAMMACK**, to me known to be the President of **GRANDVIEW, INC.**, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.



NOTARY PUBLIC in and for the State of  
Washington, residing at Burlington  
My commission expires: 11/1/2011



## EXHIBIT "A"

That portion of the East 660 feet of the North Half of the Northwest Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, lying south of the Puget Sound and Baker River Railway right-of-way as conveyed by Deed recorded July 30, 1907, in Volume 62 of Deeds, page 582, records of Skagit County, Washington, and lying Southwesterly of the former Fairhaven and Southern Railway right-of-way as conveyed by Deed recorded July 10, 1890, in Volume 12 of Deeds, page 491, records of Skagit County, Washington, and further described as follows:

Commencing at the intersection of the West line of the East 264 feet of the Northwest Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian with the South line of the Fairhaven and Southern Railway right-of-way as conveyed by Deed recorded July 10, 1890, in Volume 12 of Deeds, page 491, records of Skagit County, Washington;

Thence North  $50^{\circ}56'17''$  West along the South line of said Fairhaven and Southern Railway right-of-way, a distance of 2.36 feet to the point of beginning of this description;  
Thence South  $39^{\circ}03'43''$  West, a distance of 110 feet;  
Thence South  $50^{\circ}56'17''$  East, a distance of 24.82 feet to the point of curvature of a curve to the right having a radius of 20 feet;  
Thence Southerly along said curve through a central angle  $51^{\circ}53'22''$  an arc distance of 18.11 feet;  
Thence South  $00^{\circ}57'06''$  West, a distance of 22.10 feet;  
Thence North  $89^{\circ}02'54''$  West, a distance of 85 feet;  
Thence North  $00^{\circ}57'06''$  East, a distance of 84.99 feet;  
Thence North  $89^{\circ}02'54''$  West, a distance of 20 feet to a point on a non-tangent curve concave to the Southwest having a radius of 20 feet;  
Thence Northerly and Westerly along said curve through a central angle of  $90^{\circ}00'00''$  and an arc distance of 31.42 feet (the chord of said curve bears North  $44^{\circ}02'54''$  West, distance of 28.28 feet);  
Thence North  $89^{\circ}02'54''$  West, a distance of 64.85 feet to a point on a non-tangent curve concave to the Southeast having a radius of 110 feet;  
Thence Northerly and Northeasterly along said curve through a central angle of  $35^{\circ}06'47''$  and an arc distance of 67.41 feet, (the chord of said curve bears North  $21^{\circ}30'20''$  East, a distance of 66.36 feet);  
Thence North  $39^{\circ}03'43''$  East, a distance of 30.71 feet;  
Thence South  $50^{\circ}56'17''$  East, a distance of 60 feet;  
Thence North  $39^{\circ}03'43''$  East, a distance of 75.63 feet to the Southwesterly line of said Fairhaven and Southern Railway right-of-way;  
Thence South  $50^{\circ}56'17''$  East, a distance of 120 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

