

AFTER RECORDING RETURN TO:

Bailey, Duskin, Peiffle & Canfield, P.S.  
Attorneys at Law  
P.O. Box 188  
Arlington, WA 98223



200905060103  
Skagit County Auditor

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GRANTOR: TEETER, BRADLEY N. and KYTE, ANITA O., H & W

GRANTEE: SPRAGUE, STEPHEN R., an unmarried man, and WOLF, DENISE A., an  
unmarried woman

LEGAL (abbrev.): PORTION, SW 1/4, SECTION 33, T. 34 N., R. 4E, W.M.

TAX PARCEL NO.: 340433-3-004-0600 P101352

DECLARATION OF RESTRICTIVE COVENANTS

Chicago Title 620001838

Bradley N. Teeter and Anita O. Kyte, husband and wife, declare as follows:

Recitals

(1) Declarants are the owners of Lot 1 of Skagit County Short Plat PL-07-0567, recorded under Auditor's File #200802010077, Being a Portion of Parcel B of Survey recorded under Auditor's File #200611150003, Located in the SW 1/4 of Section 33, Township 34 North, Range 4 East, W.M., Skagit County, Washington.

(2) The declarants have entered into a contract to sell to Grantees Lot 2 of said short plat. Lot 2 contains the drainfield for Lot 1.

(3) The declarants have agreed to place a restrictive covenant on the property to protect a portion of the view on Lot 2 and to clarify the parties' intent regarding the drainfield located on Lot 2.

NOW, THEREFORE, in consideration of the benefits to be derived, Declarants do declare as follows:


Restriction


(1) Declarants declare that all trees, landscaping, or other vegetative growth on Lot 1 which were planted or established on or after January 1, 2006, including but not limited to those plantings generally depicted on Skagit County Short Plat PL-07-0567, recorded under Auditor's File #200802010077 as being along the east line of Declarants' property by reference on said Short Plat to "North End Emerald Greens Landscaping" and "South End Emerald Greens", shall not exceed fifteen (15) feet in height without the express written consent of the owners of Lot 2. Existing native plantings as of the date of this Covenant shall not be affected by this covenant.

(2) Declarants do further declare that the septic drainfield and/or portions of septic system serving Lot 1 shall be relocated to Lot 1 or eliminated and connected to city utility service, all at the expense of the then current owners of Lot 1, at such time as the septic system needs repairs of any kind with the exception of routine pumping and minor maintenance.

(3) The above restrictions shall be binding upon all future owners of Lot 1 and the benefit shall run with Lot 2 and to the declarants, their heirs, successors and assigns.

DATED this 5<sup>th</sup> day of May, 2009.

  
Bradley N. Teeter

  
Anita O. Kyte



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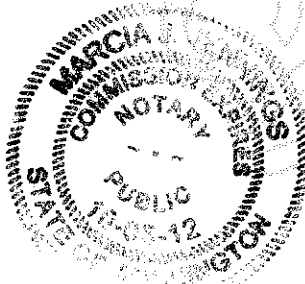
STATE OF WASHINGTON )

: ss:

COUNTY OF Skagit )

On this day personally appeared before me Bradley N. Teeter and Anita O. Kyte, husband and wife, known to me to be the individuals described herein and who executed the within and foregoing instrument, and on oath stated that they are authorized to execute the instrument and acknowledged it to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

Given under my hand and seal this 5<sup>th</sup> day of May, 2009.



Marcia J. Jennings  
Notary Public in and for the State of  
Washington, residing at Sedro Woolley  
My commission expires: 10/5/2012  
Printed name: Marcia J. Jennings



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