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Skagit County Auditor

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**COVENANT AND AGREEMENT REGARDING  
ACCESSORY DWELLING UNIT**

**I. PARTIES**

The parties to this covenant and agreement regarding accessory dwelling unit (Agreement) are:

1. The Grantor, the City of Mount Vernon, Washington, a municipal corporation of the State of Washington (City); and
2. The Grantee, Alison Skjei (Owner).

**II. RECITALS**

**WHEREAS** Owner is the owner and occupant of real property in the City of Mount Vernon, Washington, more particularly described as follows:

Legal Description: 2616 Francis Road, P24363

(9.72 AC) (DR20) THAT PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTHERLY OF THE COUNTY ROAD KNOWN AS THE FRANCIS ROAD; EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED APRIL 8, 1913 UNDER AUDITOR'S FILE NO. 96076, RECORDS OF SKAGIT COUNTY, WASHINGTON. ALSO EXCEPT ROAD RIGHT-OF-WAY CONVEYED TO THE CITY OF MOUNT VERNON PER DEEDS RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 200909010031 AND 200909010032.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

**WHEREAS**, Owner desires to locate an accessory dwelling unit on the premises, and

**WHEREAS,** the City of Mount Vernon specifically provides for and authorizes accessory dwelling units pursuant to Ordinance 3429, and MVMC 17.81.110, and

**WHEREAS,** Section M, of MVMC 17.81.110, specifically provides that the applicant shall provide a covenant regarding owner-occupancy of the premises and removal of the accessory dwelling in the event owner-occupancy ceases, and

**WHEREAS,** the City is prepared to issue a special use permit for an accessory dwelling unit on the premises on the condition that his covenant be executed by Owner, and

**WHEREAS,** the Owner acknowledges that the granting of a special use permit constitutes adequate consideration for the agreement and covenant herein contained,

**NOW, THEREFORE,**

FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED IN THIS AGREEMENT, AND THE MUTUAL BENEFITS DERIVED THEREFROM, THE PARTIES DO AGREE AS FOLLOWS:

**III. AGREEMENT**

1. City agrees to issue to Owner a permit to allow an accessory dwelling unit upon the premises described above, provided that the owner complies with all other conditions and obligations set forth in Ordinance 3429 and MVMC 17.81.110.

Accessory Dwelling Unit Agreement

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Applicant/Site Address of ADU: 2616 Francis Road

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2. Owner specifically covenants on behalf of himself and all subsequent purchasers of the premises that the existence of the accessory dwelling unit or the principal dwelling unit by the owner. Owner further covenants that at such time as the owner of the property no longer occupies either the principal dwelling unit or the accessory dwelling unit, then the accessory dwelling unit shall be removed and all improvements added to convert the premises to an accessory dwelling unit shall be removed and the site shall be restored to single family dwelling.
3. This Agreement shall run with the land and shall be binding upon the heirs, successors, and assigns of the parties hereto.
4. This agreement shall be recorded in the Office of the Skagit County Auditor immediately following issuance by the City of a special use permit for an accessory dwelling unit on the premises. In the event such permit is not issued by the City, this Agreement shall be null and void.

DATED THIS 12 DAY OF April, 2011

**CITY OF MOUNT VERNON**

BY: [Signature]  
JANA HANSON,  
Community and Economic Development Director

ATTEST: [Signature]  
ALICIA HUSCHKA, Finance Director

APPROVED AS TO FORM:

[Signature]

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OWNER

BY:

Alison Skjei

STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT )

On this 12 day of April 2011, before me personally appeared Alison Skjei and acknowledged said instrument to be the free and voluntary act and deed of said persons for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

Given under my hand and official seal, the day and year last above written.



Krista A Jewett

Notary Public in and for the State of Washington

residing at Skagit Co

My appointment expires 9-24-2011

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