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Skagit County Auditor

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Skagit County Auditor

8/31/2011 Page 1 of 5 9:57AM

ACCOMMODATION RECORDING

LAND TITLE OF SKAGIT COUNTY

RETURN TO:

MR. JOHN W. HICKS
SCHACHT & HICKS, INC., P.S.
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT TITLE: RERECORDED TO ADD EXHIBIT "A" (legal)
ADDENDUM TO THE ISLAND VIEW COURT DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS

REFERENCE NUMBER OF RELATED DOCUMENT: 200810080080

GRANTOR: E.C. DEMING TRUST and
ISLAND VIEW COURT aka PL05-0906

GRANTEE: THE PUBLIC

ABBREVIATED LEGAL DESCRIPTION: PLAT OF ISLAND VIEW COURT aka
PL05-0906

ASSESSOR'S TAX PARCEL NUMBER: P127955/4971-000-001-0000
P127956/4971-000-001-0100
P127957/4971-000-002-0000
P127958/4971-000-002-0100
P127959/4971-000-003-0000
P127960/4971-000-003-0100
P127961/4971-000-004-0000
P127962/4971-000-004-0100
P127963/4971-000-005-0000
P127964/4971-000-005-0100

**ADDENDUM TO THE ISLAND VIEW COURT DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
EFFECTIVE AUGUST 15, 2011**

THIS AMENDMENT to the Declarations of the ISLAND VIEW COURT Declaration of Covenants, Conditions, Restrictions and Easements dated May 29, 2008 by the owners of the Island View Court Lots 1-5, all of which real property is situated in Skagit County, State of Washington, and known as the Plat of Island View Court, Long Plat (CaRd) #PL 05-0906, which property is more fully described on Exhibit A which is attached hereto and incorporated herein by reference.

RECITALS

The undersigned, being all the owners of Lots 1-5 in the plat of ISLAND VIEW COURT, desire to modify the Declarations of Covenants, Conditions, Restrictions and Easements dated May 29, 2008 and recorded under Auditor's File No. 200810080080 by amending Sections 2.2 and 2.6 to read as follows:

Section 2.2: The first sentence of Section 2.2 shall be amended to read as follows:

- (a) The owners of Lots 1-4 shall be members of the association and shall be entitled to cast one (1) vote in the association. Lot five (5) shall have no vote.

Section 2.6

- (a) Each single family residence shall contain a minimum of 1,400 square feet for a one story residence and 2,000 square feet for a two story residence exclusive of open decks (covered or uncovered), garages, carports, sheds or out buildings, provided no structure shall have a height of more than 30 feet measured from the highest point on the individual lot.
- (b) When the private road, known as Deming Way is paved, approaches to each lot shall at the same time be paved to the individual lot property lines. Driveways from the property lines may be concrete continuing to the garage. Driveways shall not exceed fifteen (15) feet in width where they intersect the roadway. All structures shall be constructed pursuant to the International Residential Code. No structure shall be built or placed upon the property which is built or manufactured according to HUD Standards.

IN WITNESS WHEREOF, the undersigned owners have executed this Addendum effective the date and year first above written.

E.C. DEMING TRUST

By:

John G. Deming
JOHN G. DEMING, Trustee
Lot 1 Owner

Carolyn A. Cheney
CAROLYN A CHENEY
Lot 3 owner

John G. Deming
JOHN G. DEMING
Lot 2 Owner

Evangelina Deming
EVANGELINE DEMING
Lot 4 Owner



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E.C. DEMING TRUST

By: John G. Deming

JOHN G. DEMING, Trustee
Lot 5 Owner

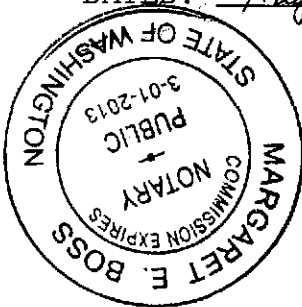
STATE OF WASHINGTON)

) SS.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JOHN G. DEMING, Trustee of the E.C. DEMING TRUST as Lot 1 and 5 Owner is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as Trustee of E.C. DEMING TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: August 15, 2011.



Margaret E. Boss
Printed name: Margaret E. Boss
Notary Public in and for the State of
Washington, residing at: Burlington
My appointment expires: 3-01-2013

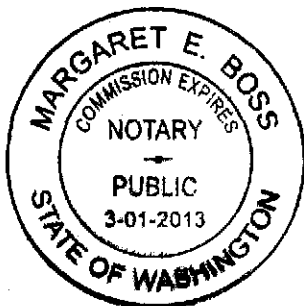
STATE OF WASHINGTON)

) SS.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JOHN G. DEMING, Lot 2 Owner, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 15, 2011.



Margaret E. Boss
Printed name: Margaret E. Boss
Notary Public in and for the State of
Washington, residing at: Burlington
My appointment expires: 3-01-2013



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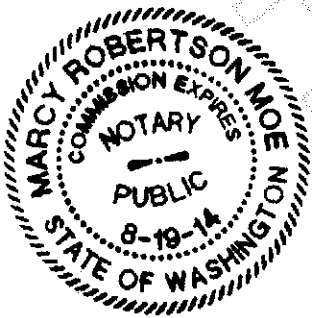
STATE OF WASHINGTON)

COUNTY OF King)

ss.

I certify that I know or have satisfactory evidence that CAROLYN A. CHENEY, Lot 3 Owner, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 17 August, 2011.



Marcy Robertson Moe
Printed name: Marcy Robertson Moe
Notary Public in and for the State of
Washington, residing at: Maple Valley.
My appointment expires: 8-19-14.

STATE OF NEVADA)

COUNTY OF Clark)

ss.

I certify that I know or have satisfactory evidence that EVANGELINE DEMING, Lot 4 Owner, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 25th August, 2011.



Kristine Jackson
Printed name: Kristine Jackson
Notary Public in and for the State of
Nevada, residing at: Clark County, NV.
My appointment expires: 2/9/2014.



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EXHIBIT "A"

LOT 4, SHORT PLAT NO. 97-0012, APPROVED JULY 27, 2000 AND
RECORDED JULY 28, 2000, UNDER AUDITOR'S FILE NO.
200007280006, AND BEING A PORTION OF SECTION 35, TOWNSHIP 36
NORTH, RANGE 3 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS
AND UTILITIES OVER, UNDER AND ACROSS A STRIP OF LAND SIXTY
(60) FEET IN WIDTH OVER, UNDER AND ACROSS LOTS 5 AND 6 OF
SAID PLAT OF CHUCKANUT VIEW SUBDIVISION, AS DISCLOSED AND
RESERVED IN INSTRUMENT RECORDED NOVEMBER 6, 1990 UNDER
AUDITOR'S FILE NO. 9011060079 AND AS SHOWN ON THE FACE OF
SAID PLAT.

ALSO KNOWN AS THE PLAT OF ISLAND VIEW COURT, PL#05-0906.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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