



201204250010

Skagit County Auditor

4/25/2012 Page

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3 8:41AM

BP 12-0158

Skagit Co. Planning & Development Serv.

Document Title: Restrictive Covenant

Reference Number: BP 12-0158

Grantor(s):

☐ additional grantor names on page ____

1. Town of LaConner

2.

Grantee(s):

☐ additional grantee names on page ____

1. Virginia Patterson

2.

Abbreviated legal description:

☒ full legal on page(s) 1

See attached

36-34-02 GL 4

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P73977 / 4123-007-900-0000

DECLARATION OF RESTRICTIVE COVENANT

WHEREAS, Virginia Patterson, ("Declarant") is the owner of real property described below (the "Property"), which Property currently contains a single family residence ("Primary Dwelling Unit"); and

WHEREAS, Declarant has made application to the Town of La Conner for permission to construct and utilize on the Property an "Accessory Dwelling Unit" pursuant to LCC Section 15.110.080 (the "Code"); and

WHEREAS, the code requires that:

- (1) The owner of the property must live in either the primary dwelling or the accessory dwelling.
- (2) The applicant shall provide evidence of a recorded deed restriction prior to the issuance of a conditional use permit.
- (3) The accessory dwelling may be no more than 700 square feet in size.
- (4) The single-family appearance and character of the dwelling unit shall be maintained when viewed from the surrounding neighborhood. The accessory unit shall be compatible in appearance and character with the primary dwelling unit.
- (5) At least two spaces of off-street parking will be provided for the primary dwelling and a single off-street parking space shall be provided for the accessory dwelling unit.

WHEREAS, Declarant accepts as reasonable the Conditions and agrees that this fully executed Declaration Restrictive Covenant (Declaration") shall be recorded at Declarant's expense upon approval of the Declarant's application;

DECLARANT HEREBY DECLARES THAT, with respect to the real property legally described as follows,

TAX 1; THAT PORTION OF GOVERNMENT LOT 4, SEC 36, TWP 34, RNG 2 DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF BLOCK "G", MAP OF LACONNER; THENCE SOUTHERLY ALONG THE WEST LINE OF 4TH STREET A DISTANCE OF 50 FEET TO THE NORTHEAST CORNER OF BLOCK 21, SYNDICATE ADDITION TO THE TOWN OF LACONNER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID BLOCK 21 A DISTANCE OF 200 FEET TO THE EAST LINE OF 3RD STREET; THENCE NORTHERLY ALONG THE EAST LINE OF 3RD STREET A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF BLOCK "G", MAP OF LACONNER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK "G" A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING. EXCEPT THE WESTERLY 75 FEET THEREOF

upon construction and occupation of any improvements permitted and intended as an Accessory Dwelling Unit the Conditions shall apply to the Property, to wit: (1) The owner of the property must live in either the primary dwelling or the accessory dwelling; (2) The applicant shall provide evidence of a recorded deed restriction prior to the issuance of a conditional use permit; (3) The accessory dwelling may be no more than 700 square feet in size; (4) The single-family appearance and character of the dwelling unit shall be maintained when viewed from the surrounding neighborhood. The accessory unit shall be compatible in appearance and character with the primary



dwelling unit; (5) At least two spaces of off-street parking will be provided for the primary dwelling and a single off-street parking space shall be provided for the accessory dwelling unit.

Declarant acknowledges that the Conditions are encumbrances on, and shall continue to run with, the Property and can only be extinguished with written consent by the Town of La Conner. The Town of La Conner is the sole intended beneficiary of this Declaration and may enforce this Declaration in any legal or equitable manner, including but not limited to code enforcement proceedings. In any proceeding whatsoever to enforce this Declaration, the prevailing party shall receive an award of its reasonable attorney fees and costs including those incurred in any appeal.

Dated this 19 day of APRIL, 2012

Suzanne Patterson
Property Owner Signature

Property Owner Signature _____

VIRGINIA PATTERSON
Print Name

Print Name _____

SKAGIT COUNTY
OFFICE, CATER

APR 10 2012

ACKNOWLEDGMENTS

BP12-0158

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On the 19th day of April, 2012, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Virginia Patterson**, to me known to be the individual who executed the foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto the day and year in this certificate first above written.



Signature

Signature

Mauria A DeBoede
Print name

Print name

NOTARY PUBLIC in and for the State of
Washington, residing at La Conner

My appointment expires: 9-1-2013

