

After Filing Return To:  
Crissa Cugini  
Davis Wright Tremaine LLP  
777-108<sup>th</sup> Ave NE, Suite 2300  
Bellevue, Washington 98004



201211200159  
Skagit County Auditor

11/20/2012 Page 1 of 5 1:37PM

**RELEASE OF COVENANT AND AGREEMENT REGARDING ACCESSORY  
DWELLING UNIT**

GUARDIAN NORTHWEST TITLE CO.

**Grantor:**

1. City of Mount Vernon

104216-1

**Grantee:**

1. Kendrick, James A., as his separate property

**Abbreviated Legal Description** (lot, block and plat name, or section-township-range):

Lot 1, Autumn Ridge, 199912010085

☒ Additional legal description is on page 5 of document

**Assessor's Property Tax Parcel Account Number:** 4741-000-001-0000 (P116315)

**Reference Numbers of Documents Assigned or Released:** 200702160110

**RELEASE OF COVENANT AND AGREEMENT  
REGARDING ACCESSORY DWELLING UNIT**

This Release of Covenant and Agreement Regarding Accessory Dwelling Unit (this "Release") is dated this 29<sup>th</sup> day of October, 2012, by and between the City of Mount Vernon, a municipal corporation of the State of Washington ("City") and James A. Kendrick, as his separate property ("Owner").

WHEREAS, Owner is the owner of the real property legally described on Exhibit A attached to this Release and incorporated herein by this reference (the "Property"); and

WHEREAS, Owner previously located an accessory dwelling unit on the Property (the "ADU"); and

WHEREAS, as a condition of issuing a special use permit allowing the ADU, the City required that a covenant be recorded against the Property, providing record notice of the requirements applicable to the Property in connection with maintaining the ADU; and

WHEREAS, the City and Owner executed a Covenant and Agreement Regarding Accessory Dwelling Unit to provide such notice, which was recorded in the records of Skagit County under Auditor's File No. 200702160110 (the "Covenant"); and

WHEREAS, Owner has decided that it will no longer maintain the ADU on the Property and has removed the ADU and the improvements that were added to convert the Property to include the ADU; and

WHEREAS, the City has confirmed that the ADU and the related improvements have been removed and that the Property no longer includes the ADU, and the City has agreed that the Covenant can be released.

NOW, THEREFORE, for good and valuable consideration, the undersigned agree as follows:

**AGREEMENT**

1. Removal of ADU. The City confirms that the ADU and the improvements that were added to convert the Property to include the ADU have been removed. The Property no longer has a special use permit for an ADU.
2. Release of Covenant. The City confirms that because the ADU has been removed, the requirements that were imposed on the Property in connection with the ADU no longer apply



to the Property. The parties agree that the Covenant is hereby released from the Property and has no further force or effect.

Dated as of the day and year first above written.

CITY OF MOUNT VERNON

By

Print Name: Anna Hansen  
Development Service Director

Attest:

Print Name: Alisa Huschka  
Finance Director

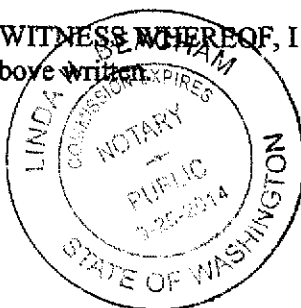
OWNER:

James A. Kendrick  
James A. Kendrick

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this 29th day of October, 2012, before me, a Notary Public in and for the State of Washington, personally appeared Jana Hansen, the Development Service Director for the CITY OF MOUNT VERNON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his/her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Linda Beacham  
NOTARY PUBLIC in and for the State of  
Washington, residing at Mount Vernon  
My appointment expires 7.25.2014  
Print Name Linda H. Beacham

2

DWT 20497472v1 0020592-000039



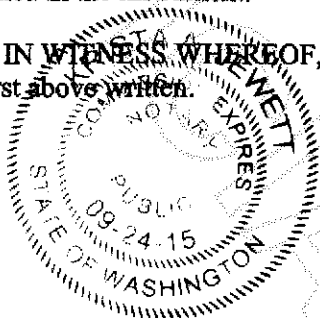
201211200159

Skagit County Auditor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this 29<sup>th</sup> day of October, 2012, before me, a Notary Public in and for the State of Washington, personally appeared Alicia Huschka, the Finance Director for the CITY OF MOUNT VERNON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his/her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

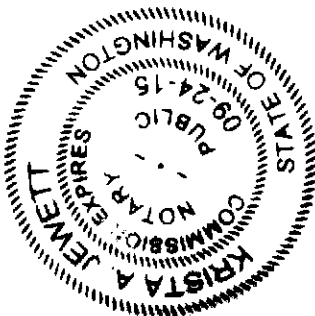


Krista Jewett  
NOTARY PUBLIC in and for the State of  
Washington, residing at Skagit Co  
My appointment expires 9-24-15  
Print Name Krista Jewett

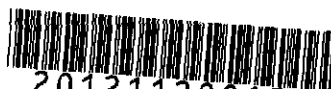
STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this 5 day of November, 2012, before me, a Notary Public in and for the State of Washington, personally appeared James A Kendrick, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his/her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Krista Jewett  
NOTARY PUBLIC in and for the State of  
Washington, residing at Skagit Co  
My appointment expires 9-24-15  
Print Name Krista Jewett



**EXHIBIT A  
LEGAL DESCRIPTION OF PROPERTY**

That certain real property located in Skagit County, Washington and legally described as follows:

Lot 1 "Plat of Autumn Ridge", as per plat recorded under Auditor's File No. 199912010085, records of Skagit County, Washington.

DWT 20497472v1 0020592-000039

5



201211200159  
Skagit County Auditor

11/20/2012 Page 5 of 5 1:37PM