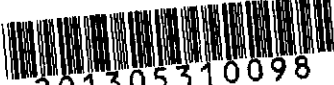


Daniel B. Lee and William M. Chambers
PO Box 1068
La Conner, WA 98257


201305310098
Skagit County Auditor \$74.00
5/31/2013 Page 1 of 3 1:46PM

DECLARATION OF RESTRICTIVE COVENANT

GRANTORS: Daniel B. Lee and William M. Chambers
PARCEL: P74013

GRANTEE: Town of La Conner

WHEREAS, Daniel B. Lee and William M. Chambers ("Declarants") are the owners of real property described below (the "Property"), which Property currently contains a single family residence ("Primary Dwelling Unit"); and

WHEREAS, Declarants have 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, Declarants accept as reasonable the Conditions and agree that this fully executed Declaration of Restrictive Covenant ("Declaration") shall be recorded at Declarants' expense by the Town of La Conner upon approval of the Declarants' application;

DECLARANTS HEREBY DECLARE THAT, with respect to the real property legally described as follows,

Lots 4 and 5, Block "N", "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872" as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington.

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.**

Declarants acknowledge 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 21st day of May, 2013.

W.M.M. Chambers
Property Owner Signature

William Chambers
Print Name

D-L-I-
Property Owner Signature

Dan Lee
Printed Name

STATE OF WASHINGTON)) SS.
COUNTY OF SKAGIT))

I certify that I know or have satisfactory evidence that William Chambers & Daniel Lee are the person(s) who appeared before me and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



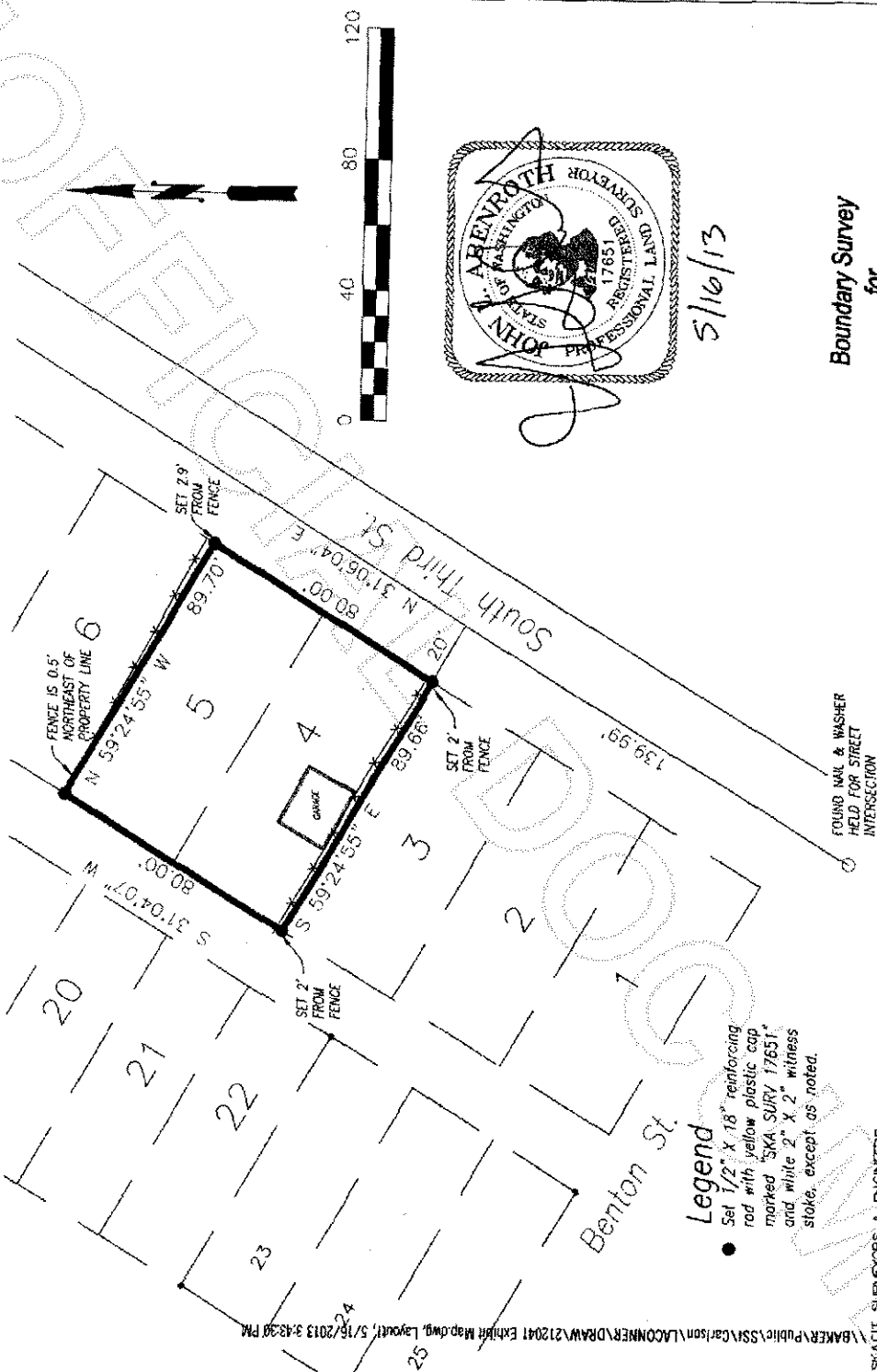
Dated: 5.21.13

[Signature]
Notary Public

My appointment expires: 11-16-15



LOTS 4 AND 5, BLOCK N, "MAP OF LACONNER, WHATCOM COUNTY, WASHINGTON TERRITORY 1872"
PER PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.



Boundary Survey
for
WILLIAM CHAMBERS

5/16/13

- Legend**
- Set 1/2" x 18" reinforcing rod with yellow plastic cap marked "SKA. SURV 17851" and white 2" x 2" witness stake, except as noted.

SKAGIT SURVEYORS & ENGINEERS
806 METCALF ST.
SEDOO-WOOLLEY, WA 98284
(360) 855-2121



201305310098