



Skagit County Auditor

\$74.00

2/3/2014 Page

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3 8:55AM

After recording, return to:

Steven R. Geiger

**ACCESSORY DWELLING UNIT COVENANT &
CERTIFICATE OF OWNER OCCUPANCY**

Grantor(s)/Property Owner(s): Steven Geiger

Grantee: Public

LAND TITLE OF SKAGIT COUNTY

Associated Reference Numbers: N/A

ACCOMMODATION RECORDING

Property Address: 3904 Fidalgo Bay Road

Abbreviated Legal Description: ACREAGE ACCOUNT, ACRES 0.97, THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES IN GOVT. LOT 7, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., LYING EASTERLY OF MARINE DRIVE; BEGINNING AT A POINT WHICH IS NORTH 89 DEGREES 25' EAST 390.86 FEET AND SOUTH 0 DEGREES 35' EAST 491.4 FEET FROM THE NORTHWEST CORNER OF SAID GOVT. LOT; THENCE EAST 472 FEET, MORE OR LESS, TO THE WESTERLY LINE OF OLD COUNTY ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A POINT 780 FEET SOUTH OF THE NORTH LINE OF SAID GOVT. LOT 7, SAID POINT BEING ON THE NORTH LINE OF THOSE PREMISES CONVEYED TO J.A. MITCHELL BY DEED DATED SEPT 7, 1905, FILED FEB 15, 1906, AS FILE NO. 55707 AND RECORDED IN VOLUME 61 OF DEEDS AT PAGE 194; THENCE WEST ALONG THE NORTH LINE OF SAID J.A. MITCHELL TRACT TO A POINT WHICH LIES SOUTH 0 DEGREE 35' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 35' WEST TO THE POINT OF BEGINNING, EXCEPT THAT PORTION OF SAID PREMISES CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED OCT 8, 1956, FILED NOV 5, 1956, AS FILE NO. 543751 AND RECORDED IN VOLUME 282 OF DEEDS AT PAGE 565, RECORDED UNDER SURVEY AF# 200205240121. THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES IN GOVT. LOT 7, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., LYING EASTERLY OF MARINE DRIVE; BEGINNING AT A POINT WHICH IS NORTH 89 DEGREES 25' EAST 390.86 FEET AND SOUTH 0 DEGREES 35' EAST 491.4 FEET FROM THE NORTHWEST CORNER OF SAID GOVT. LOT; THENCE EAST 472 FEET, MORE OR LESS, TO THE WESTERLY LINE OF OLD COUNTY ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A POINT 780 FEET SOUTH OF THE NORTH LINE OF SAID GOVT. LOT 7, SAID POINT BEING ON THE NORTH LINE OF THOSE PREMISES CONVEYED TO J.A. MITCHELL BY DEED DATED SEPT 7, 1905, FILED FEB 15, 1906, AS FILE NO. 55707 AND RECORDED IN VOLUME 61 OF DEEDS AT PAGE 194; THENCE WEST ALONG THE NORTH LINE OF SAID J.A. MITCHELL TRACT TO A POINT WHICH LIES SOUTH 0 DEGREE 35' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 35' WEST TO THE POINT OF BEGINNING, EXCEPT THAT PORTION OF SAID PREMISES CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED OCT 8, 1956, FILED NOV 5, 1956, AS FILE NO. 543751 AND RECORDED IN VOLUME 282 OF DEEDS AT PAGE 565, RECORDED UNDER SURVEY AF# 200205240121.

Assessors Parcel Number: P123064

I, the undersigned, have attained approval for an accessory dwelling unit (ADU) at the property address above, in accordance with the provisions of Chapter 17.10 (Accessory Dwelling Units) of the Anacortes Municipal Code. I certify that, as the owner of the subject property, I will occupy either the principal residence or the accessory dwelling unit as my permanent and principal residence.

I agree and understand that it is my responsibility to notify all future property owners of the subject lot that the existence of the accessory dwelling unit is predicated upon the occupancy of either the accessory dwelling unit or the principal dwelling by the person to whom the accessory dwelling unit permit has been issued. Additionally, I will notify all prospective buyers of the limitations on use and maintenance of the ADU as stipulated in Anacortes Municipal Code (AMC) Sections 17.10.170 & 17.10.180 (Accessory Dwelling Units), and the conditions of approval in the **Decision issued on January 7, 2014** by the City of Anacortes Planning Department (attached, and available at the City of Anacortes Planning Department – 904 6th St., Anacortes, WA 98221).

Finally, I agree that it is my responsibility to notify a prospective buyer of the limitations of the above-referenced AMC sections, and to provide for the removal of improvements added to convert the premises to an accessory dwelling unit and the restoration of the site to a single family dwelling in the event that any condition of approval is violated.

Property Owner Signature: [Signature]

Print Name: STEVEN R GEIGER

Date: 1-30-14

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

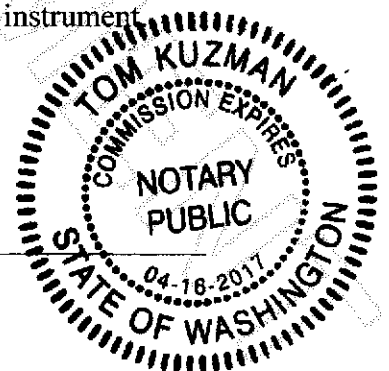
I certify that I know of or have satisfactory evidence that Steven R Geiger signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Notary's pressure seals must be smudged.

Dated: 01/31/2014

Signature of Notary Public: [Signature]

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Residing at: Mount Vernon, WA

My Appointment Expires: 4/16/2017

THIS DOCUMENT MUST BE RECORDED WITH THE SKAGIT COUNTY AUDITOR



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