

When recorded return to:
Sam Hobson
Prevedell LLC
2885 Sanford Avenue SW, #21711
Grandville, MI 49418



201407020043

Skagit County Auditor

\$149.00

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Grantors: PREVEDELL LLC
LEISKE FAMILY TRUST, DATED APRIL 10, 2009
STEVEN AND MELANIE BRUNDULA

Grantees: PREVEDELL LLC
LEISKE FAMILY TRUST, DATED APRIL 10, 2009
STEVEN AND MELANIE BRUNDULA

Abbreviated Legal Description:

A portion of the NW Quarter of Section 8, Township 35 North, Range 6 East of the Willamette Meridian as more fully described in Exhibit A which is attached hereto and made a part hereof.

Tax Parcel Numbers: P40855 / 350608-2-001-0000
P40856 / 350608-2-002-0009
P40858 / 350608-2-004-0007

CHICAGO TITLE
620021707
620021708

COVENANTS AND ROAD AGREEMENT

The undersigned owners of Skagit County, Washington tax parcels P40855, P40856, and P40858 (the "Owners") agree to the following protective covenants and road regulations, which shall run with the land and bind all Owners and their future successors, unless changed or amended by owners of all three properties.

Covenants

1. No hunting or discharge of firearms on property except as may be necessary for the eradication of predatory animals that are deemed harmful.
2. No mobile or modular homes permitted.
3. No junk or abandoned vehicles, garbage or other waste, tires, metal salvage materials, or derelict equipment shall be permitted, nor any other material that is of an offensive nuisance, smell, or is unsightly. All parcel owners agree to keep the road view appealing by having any clutter, old vehicles or equipment out of view from the road.
4. No aggressive or nuisance pets permitted.
5. No keeping of swine or of roosters allowed.
6. Electrical power and other utilities shall be installed underground.

Road Agreement

Common Road Description: There currently exists on parcel P40858 a private road 20 feet wide with a 2-inch surface of compacted crushed rock; the road runs from Prevedell Road in a northeasterly direction to the boundary line separating P40858 and P40855 (the "Common Road"). The Common Road runs within a 50-foot wide easement recorded previously for benefit of P40855 and P40856.

Common Road Maintenance The Owners agree to upkeep, repair, and maintain the Common Road in its current condition ("Maintenance"), including placement of new gravel, removal of weeds, filling of potholes, grading, dust control, and other work necessary and appropriate to maintain the condition of the Common Road.

Common Road Improvements: The Owners do not anticipate the need to widen, pave, or make any other significant improvements to the Common Road ("Improvements") beyond the Maintenance described above. The Owners agree that any improvements to the Common Road shall be approved in advance by all three Owners.

Payment for Common Road Maintenance or Improvements: Any Owner whose property has a structure or who begins construction of a structure shall be deemed a "User" of the Common Road. The Owners agree the costs of Maintenance of Improvements to the Common Road shall be divided equally among all Users.

Damage to Common Road: In the event any Owner or their guests, agents, or service providers damages any part of the Common Road, then said Owner shall be responsible for all costs of repairs necessary to return the Common Road to its condition prior to the damage. All repairs shall be completed within 30 days. If road is impassible to vehicular traffic then all repairs shall be completed as soon as possible and in no case more than five days.

Non-payment and Liens: In the event an Owner fails or refuses to pay its share of Common Road costs within thirty days, such Owner's share of the costs shall be automatically declared and deemed as a valid and enforceable lien against said Owner's property. The amount owed, plus any collection costs, shall bear interest at the rate of 10% per annum.

Common Road Rules: The Owners agree to the following rules for the Common Road.

- No vehicles shall be parked on the Common Road
- The Common Road shall not be blocked in any way so as to prevent ingress and egress
- Owners and their guests, agents, and service providers shall observe a maximum speed limit of fifteen (15) miles-per-hour on the Common Road



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Owner of Parcel P40858

PREVEDELL LLC, a Washington limited
liability company

Samuel Hobson

Printed Name — Samuel David Hobson,
Trustee of the SDH Trust, Sole Member

7/1/14

Date

Samuel Hobson, Trustee

Signature — Samuel David Hobson

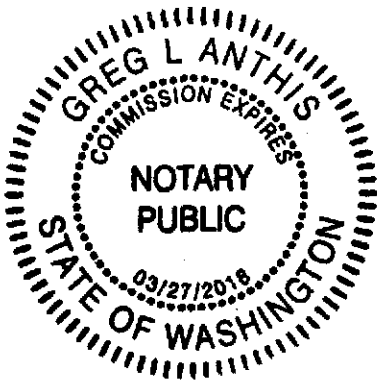
STATE OF WASHINGTON)

: SS

County of King)

I certify that I know or have satisfactory evidence that Samuel David Hobson 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 the Trustee of SDH Trust, who is the Sole Member of Prevedell LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 1st day of July, 2014



[Signature]

Notary Public

(Signature)

GREG L. ANTHIIS

(Print Name)

My commission expires: 3-27-2018



201407020043

Owner of Parcel P40855

STEVEN AND MELANIE BRUNDULA

2014-July-01

Date

STEVEN BRUNDULA

Printed Name — Steven Brundula

[Signature]

Signature — Steven Brundula

Melanie Brundula

Printed Name — Melanie Brundula

[Signature]

Signature — Melanie Brundula

STATE OF ARIZONA

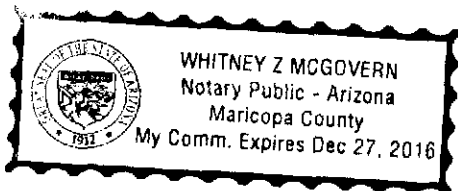
County of Maricopa

On this day before me personally appeared Steven Brundula and Melanie Brundula to me known to be the persons described in and who executed the within and foregoing instrument, and acknowledged the said instrument to be their free and voluntary act, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 1 day of July, 2014

Notary Public

(Signature)



Whitney Z McGovern
(Print Name)

My commission expires: Dec 27, 2016



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Owner of Parcel P40856

Leiske Family Trust dated April 10, 2009

Donn E. Leiske
Printed Name — Donn E. Leiske

Kathleen A. Leiske
Printed Name — Kathleen A. Leiske

Date

June 27, 2014
[Signature]
Signature — Donn E. Leiske

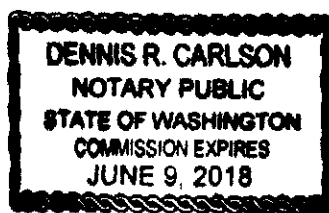
Kathleen A. Leiske
Signature — Kathleen A. Leiske

STATE OF Washington

County of ~~Thurston~~ King

I certify that I know or have satisfactory evidence that Donn E. Leiske and Kathleen A. Leiske the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Trustees of the Leiske Family Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 27 day of June, 2014



[Signature]
Notary Public (Signature)

Dennis R. Carlson
(Print Name)

My commission expires: 6-9-2018



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EXHIBIT "A"

PARCEL A:

The Northeast Quarter of the Northwest Quarter; the Northwest Quarter of the Northwest Quarter, and the Southeast Quarter of the Northwest Quarter; all in Section 8, Township 35 North, Range 6 East, W.M., in Skagit County, Washington;

EXCEPT the West 15 feet of the South 30 feet of said Southeast Quarter of the Northwest Quarter; conveyed to Skagit County for road purposes by deed dated September 20, 1944 and recorded October 10, 1944, under Auditor's File No. 375068, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

The East 30 feet of the South 50 feet of the Southwest Quarter of the Northwest Quarter; Section 8, Township 35 North, Range 6 East, W.M., EXCEPT the South 30 feet thereof conveyed to Skagit County for road purposes by deed dated September 20, 1944, under Auditor's File No. 375068, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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