

After Recording, Mail to:
Washington Federal
Attn: Ricka Gerstmann
425 Pike Street, 4th Floor
Seattle, WA 98101



201411260013

Skagit County Auditor

\$75.00

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DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants ("Declaration") is made this 13th day of November, 2014, by Washington Federal, a national association ("Declarant").

RECITALS

Whereas, Declarant is the owner in fee simple absolute of certain real property ("the Property") commonly known as 1218 Commercial Avenue, Anacortes, Washington, 98221, Assessor's Tax Parcel Numbers P55116 & P32955, as legally described in Exhibit A, a true and correct copy of which is attached hereto and incorporated herein by this reference; and

PTN LOTS 16-17 BL 41 CITY OF ANA et al

Whereas, Declaration wishes to restrict the uses that may be undertaken on the Property for the period of time set forth below.

NOW THEREFORE, and for good and valuable consideration the sufficiency of which is hereby acknowledged, Declarant hereby declares that the Property shall be held, transferred, conveyed, leased, occupied or otherwise disposed of and used subject to the following restrictive covenants, which shall run with the land and be binding on all heirs, successors, assigns, lessees, or other occupiers and users:

- 1. Limitation on Use.** No owner, lessee, transferee, assignee, successor, occupier, or anyone affiliated in any way with the Property shall use the Property, or any portion thereof, for any bank, credit union, savings & loan, or any other financial institution conducting as any part of its business any financial transactions, including (but not limited to) investments, loans or deposits.
- 2. Duration.** The limitation on use of the Property shall continue for a period of ten years after recording of this Declaration, at which time it will terminate.
- 3. Amendment.** After recording, this Declaration may only be amended by a recorded document signed by Declarant Washington Federal; regardless of whether the Property has been transferred to a subsequent owner.

4. **Reserved Rights.** It is expressly understood and agreed that this Declaration does not grant or convey to members of the general public any rights of ownership, entry or use of the Property. This Declaration is created solely for the protection of the Declarant, and for the consideration set forth herein, and Declarant reserves the ownership of the fee simple estate and all rights appertaining thereto, including without limitation the right to exclude others and use the property for all purposes not inconsistent with this Declaration.

5. **Enforcement; Attorney Fees and Costs.** In the event of any violation of this Declaration, Declarant shall have the right to commence an action seeking any and all remedies available under Washington law; including, by way of example, and not by way of limitation, an injunction against the violation of this Declaration. In any dispute arising from an alleged breach of this Declaration, the non-breaching party shall be entitled to all attorney fees and costs from the breaching party, regardless of whether a lawsuit is commenced, and including all attorney fees and costs incurred in collecting any judgment obtained or on appeal.

6. **Property Transfers.** Declarant and any successors thereto shall include the following notice on all deeds, mortgages, plats, or any other legal instruments used to convey any interest in the Property (though failure to comply with this paragraph does not impair the validity or enforceability of this Declaration):

NOTICE: This Property Subject to Declaration of Restrictive Covenants Recorded at
[insert recording number of the Declaration and date of recordation].

Entered into this 13th day of November, 2014.

GRANTOR:

WASHINGTON FEDERAL, a national association

By: Ricka Gerstmann
Its: AVP



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STATE OF WASHINGTON)

) ss:

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Rick Gerstmann is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the AVP of Washington Federal, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED:

November 13th 2014

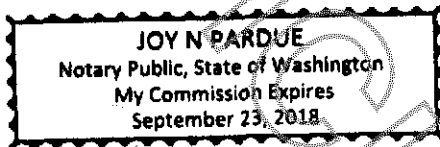
NAME:

Joy N. Pardue
(Print Name)

Notary Public in and for the State of Washington.

Residing at: Seattle, WA

Commission Expires: 9-23-2018



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Exhibit A

LEGAL DESCRIPTION:

Parcel A:

**FRACTIONAL LOTS 16 AND 17, BLOCK 41, CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

Parcel B:

**THE SOUTH HALF OF TRACT 11, PLATE NO. 10, TIDE AND SHORE LANDS OF SECTION 19, TOWNSHIP 35
NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, ANACORTES HARBOR, ACCORDING TO THE
OFFICIAL MAP THEREOF IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA,
WASHINGTON.**

SITUATE IN SKAGIT COUNTY, WASHINGTON.



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