



201612300006

Skagit County Auditor \$149.00
12/30/2016 Page 1 of 4 9:24AM

After Recording Return to:
Kevin Rogerson
City Attorney's Office
City of Mount Vernon
PO Box 809
910 Cleveland Avenue
Mount Vernon, WA 98273

Covenant and Waiver of Claims Regarding City of Mount Vernon's Right to Process and Treat Wastewater.

Grantor:
Grantee: City of Mount Vernon
Legal: See Exhibit A
Tax Parcel No: P29210 / 30-34-4
Tax ID: 340430-2-006-0000

The undersigned represent that they are the sole owners of that real property located in the County of Skagit, State of Washington described in Exhibit "A" attached and incorporated herein by this reference (the "Property").

The undersigned(s), in consideration of recording of the deed conveying property rights of the City of Mount Vernon does hereby covenant and agree with the City of Mount Vernon that the Property is near the City's Wastewater Treatment Plant, wastewater operations and wastewater processing facilities located at 1401 Britt Road, Mount Vernon, WA and that residents of the Property should be prepared to accept the inconveniences and discomfort associated with wastewater activities. The undersigned(s) stipulates that it is aware and acknowledges the City had and continues to have ongoing rights to operate the City's Wastewater Treatment Plant. The undersigned(s) have been made aware and agrees that it may be subject to inconvenience or discomfort from lawful wastewater plant or wastewater processing facility operations. Wastewater operations may include, but are not limited to, the following: the intake, outtake, processing and storage of wastewater and sewage; fertilizer production; aeration of sewage, filtering and screening of sewage of aerial, application of chemicals and micro-organisms for the treatment of sewage; the operation of machinery; the operation of large vehicles in and out of the wastewater facilities, the discharge of disinfected wastewater into receiving waters; and other accepted and customary wastewater treatment activities conducted in accordance with Federal, State, and local laws. Discomforts and inconveniences may include, but are not limited to: noise, strong odors, fumes, dust, smoke, burning, vibrations, insects, rodents, and/or the operation of machinery during any 24-hour period. You are also notified that there may be the potential for wastewater facilities or wastewater processing operations to expand. The undersigned hereby covenants and agrees to waive all claims of nuisance or trespass arising from or relating to activities associated the lawful operation of a wastewater plant or wastewater processing including but not limited to those activities described above.

This covenant notification shall be binding to all future landowners, their heirs, successors or assigns to the Property and shall run with the land. This covenant shall not be removed from the record title without consent of the City of Mount Vernon.

In Witness Whereof, the Owner(s) have duly executed this covenant effective as of this 29th day of December, 2016

[Handwritten Signature]
Signature of Owner

Signature of Owner

Gunnar Pedersen
Printed Name of Owner

Printed Name of Owner

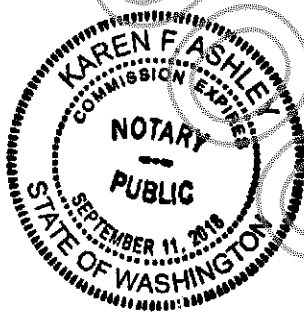
STATE OF Washington }
COUNTY OF Skagit ss.

I certify that I know or have satisfactory evidence that Gunnar Pedersen is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 29th day of December, 2016.

(SEAL)

Karen Ashley



Notary Public
Residing at Sedro-Woolley
My appointment expires 9/11/2018

STATE OF _____ }
COUNTY OF _____ } ss.

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this _____ day of _____, 2015.

(SEAL)

Notary Public

Residing at _____

My appointment expires _____

UNOFFICIAL DOCUMENT

Exhibit "A"
Legal Description

THE EAST 100 FEET OF THE WEST 300 FEET OF THE NORTH 200 FEET OF THAT PORTION OF THE
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4
EAST OF THE WILLIAMETTE MERIDIAN, LYING SOUTH OF THE ROAD ALONG THE NORTH LINE OF SAID
SUBDIVISION.

Situate in the County of Skagit, State of Washington.