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09/17/2019 01:34 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

Return to

Toby & Sue Richner  
858 Summerhill Dr.  
Sedro Woolley, WA 98284

**Restrictive Covenant**

Property owner/Grantor Toby & Sue Richner

Property ID# P 120433

Assessors Tax Account# 4815-000-005-0000

Legal Description: Sec 4 Twp 36 Rng 4

Plat Name SkyView Dream Acres Lot 5

The grantor(s) herein is (are) the owner(s) in the following described real estate situated in  
Skagit County, State of Washington.

The grantee(s) herein, Lot 4 (Parcel # 120432), Lot 5 (P# 120433), Lot 6  
(P# 120434), Lot 7 (P# 120435), Lot 8 (P# 120436), Lot 9 (P# 120437)

EXHIBIT A

Own and operate their own wells and waterworks supplying water for domestic use, located upon the following described real estate situated in Skagit County, State of Washington. These wells are located on or in close proximity to the land of the grantor(s) and said grantor(s) are required to keep the water supplied from said wells free from impurities which might be injurious to the public health. EXHIBIT B

This Restrictive Covenant defines the activities that are prohibited by the WAC Minimal Well Standards within the well protection zone. Its purpose is to prevent contamination of said water supply.

NOW, THEREFORE, the grantor(s), their successor(s), and assigns agree they will not construct, or allow to be constructed upon their land within 100 (one hundred) feet of the wellheads herein described, so long as the same is operated to furnish water for domestic consumption,

a significant source of contamination, such as septic tanks, drain fields, sewer lines, underground storage tanks, roads, barns, feed stations, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, or hazardous wastes. Grazing and pasturing of animals is allowed within the well protection zone, but cannot be confined to just that area.

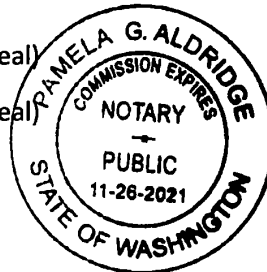
These covenants shall run with the land and shall be binding to all parties having or acquiring any right, title, or interest in the land described herein or any part thereof, and shall inure to the benefit of each owner thereof.

Easement rights for Lots 6 and 7, as well as additional vehicular access are provided for well repair and maintenance only. **EXHIBIT** C

WITNESS Tobias & Sue Richner hand Signed this 17<sup>th</sup> day of September, 2019

Johno Richner (Seal)  
Sue Richner (Seal)

Grantor(s)



State of Washington

County of Skagit

I, undersigned, a Notary Public in and for the above-named County and State, do hereby certify that on this 17<sup>th</sup> day of September, 2019, personally appeared before me

Tobias & Sue Richner.

To me known to be the individual described in and who executed the within instrument, and acknowledged that he (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

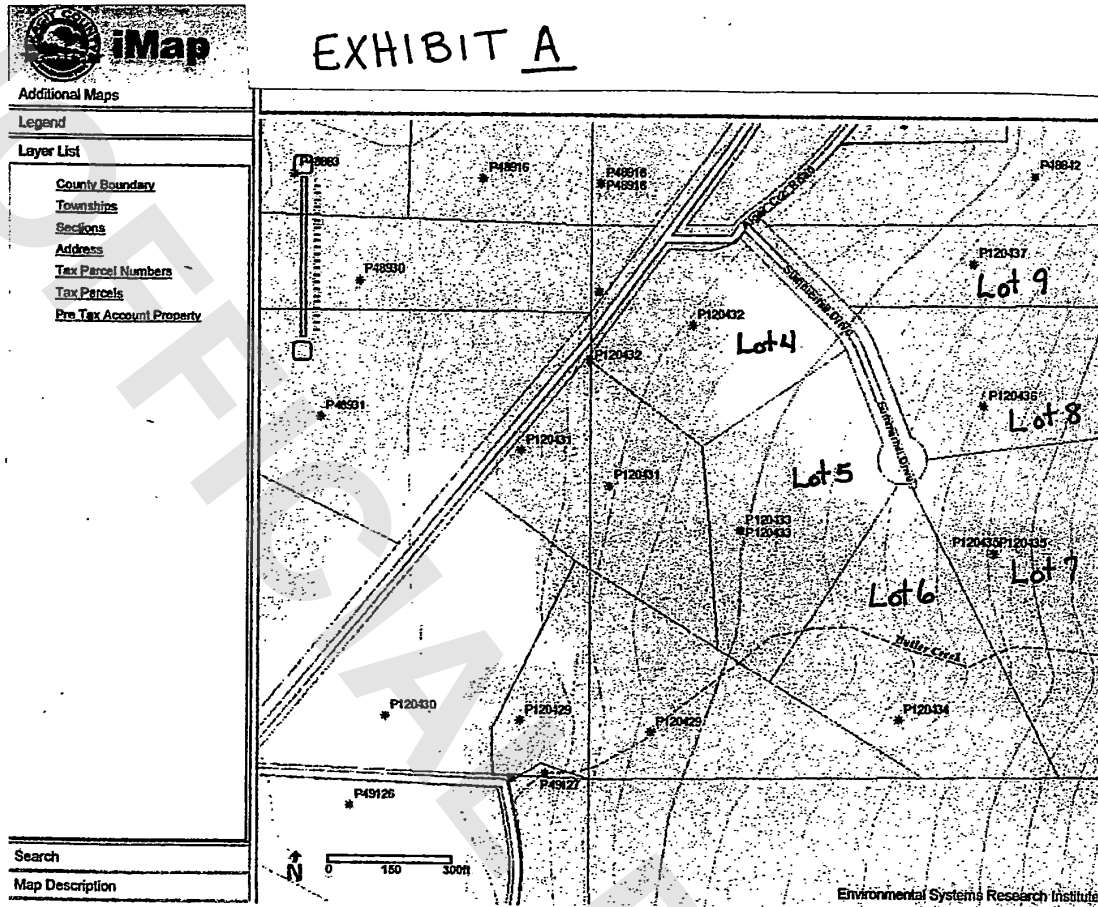
GIVEN under my hand and official seal the day and year last above written.

Pamela G. Aldridge

Notary Public in and for the State of Washington,

Residing at Sedro Woolley, Wa.

My commission expires: 11-26-21

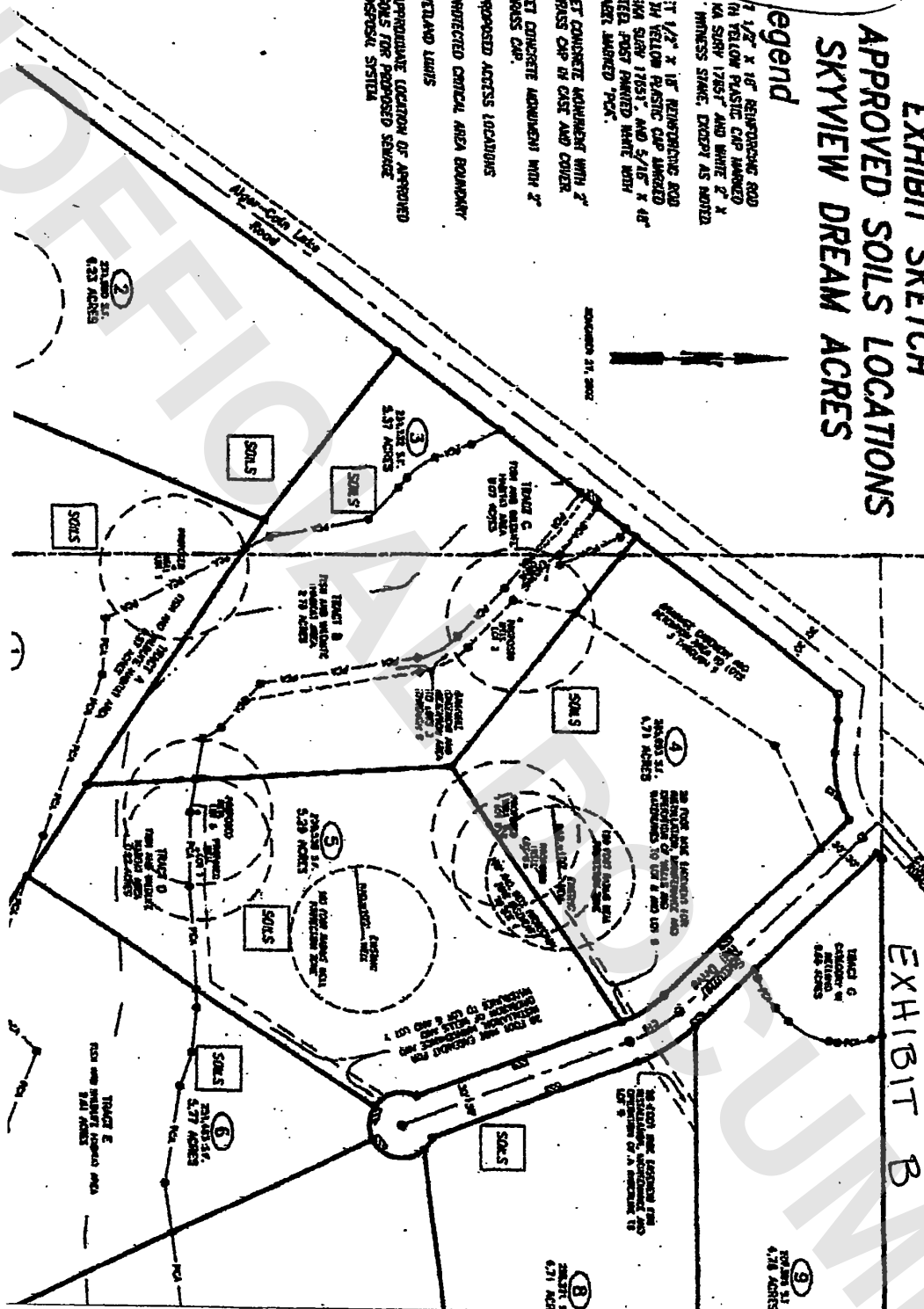


|       | <u>Parcel Number</u> | <u>Well Number</u> |
|-------|----------------------|--------------------|
| Lot 4 | 120432               | AHH 864            |
| Lot 5 | 120433               | AHH 835            |
| Lot 6 | 120434               | AGE 067            |
| Lot 7 | 120435               | AGE 066            |
| Lot 8 | 120436               | AGE 063            |
| Lot 9 | 120437               | AGE 064            |

# EXHIBIT SKETCH APPROVED SOILS LOCATIONS SKYVIEW DREAM ACRES

## Legend

- 1 1/2" x 18" REINFORCING ROD IN YELLOW PLASTIC CAP MARKED IN SURVEY 17851' AND WHITE 2" x 1/4" WIRESS STAKE, EXCEPT AS NOTED
- 1 1/2" x 18" REINFORCING ROD IN YELLOW PLASTIC CAP MARKED IN SURVEY 17851' AND 5/16" x 18" IRON POST PAINTED WHITE WITH LETTER MARKED "PCA"
- ST CONCRETE MONUMENT WITH 2" REINFORCING ROD IN CAST AND COVERED RESS CAP
- PROPOSED ACCESS LOCATIONS
- PROTECTED CRITICAL AREA BOUNDARY
- WETLAND LIMITS
- APPROXIMATE LOCATION OF APPROVED SOILS FOR PROPOSED SERVICE DISPOSAL SYSTEM



8910-0579  
RECEIVED  
OCT 20 2010  
SKAGIT COUNTY  
PDS

**SITE INFORMATION**

PARCEL NO. P120433

ACCOUNT NO. 4615-000-005-0000

**LEGAL DESCRIPTION**

SUBJECT TRACT ACRES, LOT 5, ACRES 9.50,  
BEING TRACT 10, BEING A PORTION OF  
THE SW 1/4 OF SECTION 4, 2E 1/4E 1/4E  
5 AND 1/4E 1/4E SECTION 6, T10N R15E  
W10E, P120433

EXHIBIT C

**SITE PLAN**

Scale: 1" = 40.0'

APPROVED BY *[Signature]*  
DATE: 11-30-10  
10-8579

APPROVED SITE PLAN

