

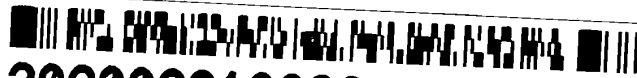
**Return Address:**

City of Anacortes

Planning, Community & Economic Development Department

P.O. Box 547

Anacortes, WA 98221



**202002210088**

02/21/2020 04:07 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

Please print or type information. WASHINGTON STATE RECORDER'S Cover Sheet. (RCW 65.04)

**Document Title(s) (or transactions contained therein):**

COVENANT FOR OWNER OCCUPANCY

**Reference Number(s) of Documents assigned or released:**

**Project Number:**

1715 L AVE

**Grantor(s) (Last name, first name, middle initial):**

1. Linda M Lewis
- 2.

Additional names on page 0 of document.

**Grantee(s) (Last name, first, then first name and initials):**

THE CITY OF ANACORTES

**Legal description (abbreviated: i.e. lot, block, plat or section, township, range):**

Lots 11,12 Block 90 City of Anacortes

Additional legal is on page \_\_\_\_\_ of document.

**Assessor's Property Tax Parcel/Account Number:**

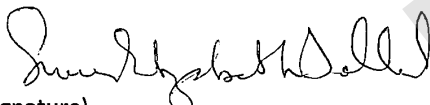
Prop ID 55542 Parcel ID 3772-090-012-0015

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

STATE OF WASHINGTON )

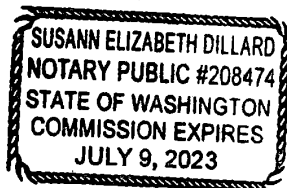
COUNTY OF SKAGIT )

On this 21<sup>st</sup> day of February, 20 20, before me, a Notary Public in the State of Washington, duly commissioned and sworn, personally appeared Linda M. Lewis personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be a free and voluntary act and deed for the uses and purposes mentioned in the instrument. IN WITNESS WHEREOF I have set my hand and official seal the day and year first above written.

  
(signature)

Susann Elizabeth Dillard  
(print or type name)

NOTARY PUBLIC in and for the State of Washington

Residing at 1415 Commercial Ave.My commission expires July 9, 2023

## COVENANT FOR OWNER OCCUPANCY

This Covenant for Owner Occupancy ("Covenant") is entered into by the undersigned owner(s) of real property legally described in Exhibit A hereto, in the favor of the City of Anacortes as required for the issuance to the owner(s) of a permit allowing the construction and/or use of an accessory dwelling unit on the property described in Exhibit A hereto ("the property").

Linda M Lewis agree(s) as follows:

1. That he/she/they are the owner(s) of the property located in Anacortes, Washington at 1715 L Ave, and legally described in Exhibit A, and that there are no other owners;
2. That he/she/they applied for a permit to construct and/or use an accessory dwelling unit on the property pursuant to Anacortes Municipal Code (AMC) 19.47.030 and make(s) this covenant as required by AMC 19.47.030(C)(10);
3. That the owner(s) of the property will restrict the use of the principal and accessory dwelling unit on the property in compliance with the requirements of AMC 19.47.030;
4. That the owner with at least a 50 percent interest in the property will occupy either the principal dwelling unit or the accessory dwelling unit for six or moths of each calendar year as the owner's principal residence, unless a waiver has been applied for and granted by the City of Anacortes Planning, Community & Economic Development Department (PCED);
5. That if the owner(s) of the property are unable or unwilling to fulfill the requirements of AMC 19.47.030 for owner occupancy, then the owner(s) will remove those features of the accessory dwelling unit that make it a dwelling unit, as determined by PCED, including but not limited to removing electrical and plumbing fixtures and connections;
6. That this covenant shall run with the land and be binding upon the property owner(s), his/her/their heirs and assigns, and upon any parties subsequently acquiring any right, title or interest in the property;
7. That the undersigned owners and their heirs, successors and assigns will inform all prospective purchasers of the property of the terms of this Covenant; and
8. That this Covenant will be recorded by the owner(s) in the real estate records of the Skagit County Auditor's Office as a deed restriction, prior to issuance of the permit allowing construction and/or use of an accessory dwelling unit on the property.

Linda M Lewis  
Owner Signature

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Owner Signature

## INSTRUCTIONS FOR OWNER OCCUPANCY COVENANT

The Cover Sheet, Covenant and Exhibit A must comply with the Skagit County Recording Division "Documents Standards Guide". These requirements can be found at <https://www.skagitcounty.net/Departments/AuditorRecording/RecordingStandards.htm>.

Outlined below are some of the basic requirements:

1. Type or print clearly in black ink and have a clear 1-inch border on all four sides.
2. Complete the Washington State Recorder's Cover Sheet. List your project number as the "Reference Number" and list all owners as the "Grantor(s)". Fill in the abbreviated legal description and the tax parcel number.
3. On the first page of the Covenant for Owner Occupancy, fill in the full legal name of all the owners on the first blank line and the complete street address of the property on the second blank line.
4. Each owner must sign the bottom of page 1 in the presence of a Notary Public, and have the Notary complete page 2. If there are more than two owners, make copies of page 2 and have the Notary complete them as needed.
5. Type or clearly print in the box on Exhibit A the full legal description of the property.
6. Prior to recording, bring the covenant to PCED for review by the planner associated with your project.
7. Bring the reviewed covenant to Skagit Count for recording and return a copy of the recorded document with recording number stamp to PCED to receive your permit.

## EXHIBIT A TO OWNER OCUPANCY COVENANT

## COMPLETE LEGAL DESCRIPTION OF PROPERTY SUBJECT TO COVENANT

## LEGAL DESCRIPTION:

Anacortes, lots 11 and 12, block 90, city of Anacortes, according to the plat thereof recorded in volume 2 of plats, pages 4 through 7, records of Skagit County, Washington. ~~Lots 11 and 12~~ *YH*