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03/29/2021 11:32 AM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

**Return Address:**

City of Anacortes  
Planning, Community & Economic Development Department  
P.O. Box 547  
Anacortes, WA 98221

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:**

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

1. Ellen Lemon

2. Charles Haughey

Additional names on page \_\_\_\_\_ 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 1, 2 p/n Lot 3 BL 5 Henslers 2nd Add

Additional legal is on page 4 of document.

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

P57449

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.


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").

ELLEN J. LEMON & CHARLES M. HAUGHEY agree(s) as

follows:

1. That he/she/they are the owner(s) of the property located in Anacortes, Washington at 1501 20<sup>th</sup> St Anacortes, WA 98221 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.

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

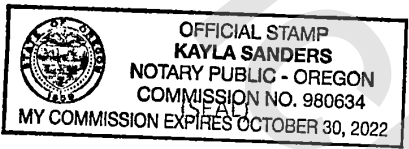
  
 \_\_\_\_\_  
 Owner Signature

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

STATE OF ~~WASHINGTON~~ Oregon  
COUNTY OF ~~SKAGIT~~ Multnomah ss.

I certify that I know or have satisfactory evidence that Ellen Lemon is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 19th day of Feb, 2021



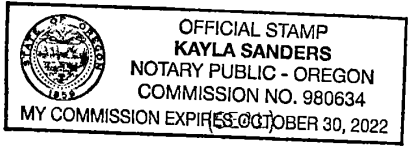
[Signature]  
Notary Public

Residing at 635 SW 6th Ave  
Portland OR 97204  
My appointment expires October 30th  
2022

STATE OF ~~WASHINGTON~~ Oregon  
COUNTY OF ~~SKAGIT~~ Multnomah ss.

I certify that I know or have satisfactory evidence that Charles Haughey is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 19th day of Feb, 2021



[Signature]  
Notary Public

Residing at 635 SW 6th Ave  
Portland OR 97204  
My appointment expires October 30th  
2022

EXHIBIT A TO OWNER OCUPANCY COVENANT

COMPLETE LEGAL DESCRIPTION OF PROPERTY SUBJECT TO COVENANT

LEGAL DESCRIPTION:

LOTS 1, 2 AND THE NORTH HALF OF LOT 3, BLOCK 5, HENSLER'S SECOND ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON.