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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:

22-015

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

1. PEDERSEN, BRITTANY
2. PEDERSEN, ERIC

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):

LOT 16, CAP SANTE PARK ADDITION TO ANACORTES

Additional legal is on page 6 of document.

Assessor's Property Tax Parcel/Account Number:

P130573
3780-000-018-0100

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.

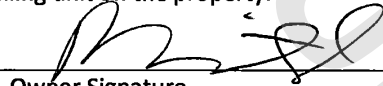
COVENANT FOR OWNER OCCUPANCY

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").

Eric and Brittany Pedersen agree(s) as follows:

1. That he/she/they are the owner(s) of the property located in Anacortes, Washington at Lot 16, Cap Sante Park addition to Anacortes, 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

Owner Signature

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

On this 18 day of August, 2022, before me, a Notary Public in the State of Washington, duly commissioned and sworn, personally appeared Eric & Brittany Pedersen 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)



(print or type name)

Judy Zavala

NOTARY PUBLIC in and for the State of Washington

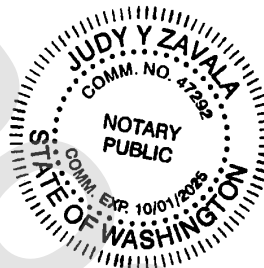
Residing at Burlington.My commission expires 10-01-2025.

EXHIBIT A TO OWNER OCCUPANCY COVENANT

COMPLETE LEGAL DESCRIPTION OF PROPERTY SUBJECT TO COVENANT

LEGAL DESCRIPTION:

LOT 16, CAP SANTE PARK ADDITION TO ANACORTES, RECORDED IN VOLUME 4 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE SOUTHEASTERLY 1/2 OF VACATED 12 FOOT WIDE STRIP ADJOINING THE NORTHWESTERLY LINE OF SAID LOT 16 PER ORDINANCE NO 2686 RECORDED UNDER AUDITORS FILE NO 200502020113. ALSO TOGETHER WITH THE NORTHWESTERLY 1/2 OF 12 FOOT WIDE RIGHT OF WAY ABUTTING THE SOUTHEASTERLY LINE OF SAID LOT 15 PER ORDINANCE #2686 RECORDED UNDER AUDITORS FILE NO. 200502020113. SURVEY RECORDED AF#200106010010. SURVEY AF#201611290016