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09/26/2022 08:44 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

After Recording Return to:
Hodgin Corner, LLC
103 N. Township
Sedro Woolley, WA 98284

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY *Jana Thompson*
DATE *9-26-22*

CONDOMINIUM SALE PROHIBITION COVENANT

Grantor (s): HODGIN CORNER, LLC, a Washington limited liability company

Grantee (s): CITY OF SEDRO WOOLLEY, a Washington municipal corporation
Abbreviated Legal: Parcel "G", Amended Gateway Binding Site Plan
Ptn SW, SE, S23, T35N, R4E, W.M.

Additional Legal on page(s): Exhibit A
Assessor's Tax Parcel Nos.: P135489; 8103-000-003-0000

HODGIN CORNER, LLC, a Washington limited liability company ("Owner") is the owner of the real property commonly known as 953 Hodgin Street, Sedro Woolley, Washington, and more particularly described on the attached Exhibit A (the "Property").

This Covenant is being recorded against the Property in the Records of the Skagit County Auditor.

NOW, THEREFORE, the Owner irrevocably covenants and agrees as follows:

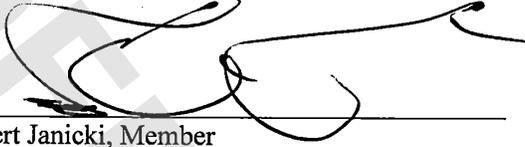
1. Until expiration of this Covenant, no dwelling unit in or on the Property, as "unit" is defined in RCW 64.34.020, may be sold as a condominium unit.
2. This covenant shall automatically expire and be without further force or effect on the earlier of either: (a) compliance with requirements of RCW 64.55.090, certified by the Owner of the Property in recorded supplement hereto; or (b) the 5th anniversary of the date of this covenant.
3. Until expiration as set forth in Paragraph 2 above, this covenant shall run with the land and shall bind the Owner and the Owner's heirs, personal representatives, successors in interest and assigns.

Signature and acknowledgement follow:

Condominium Sale Prohibition Covenant
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DATED THIS 20 day of September, 2022.

HODGIN CORNER, LLC



Robert Janicki, Member
Hodgin Corner, LLC

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that ROBERT JANICKI is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the MANAGER of HODGIN CORNER, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 09/20/2022
Kathryn A Cloonan
(Signature)
NOTARY PUBLIC
KATHRYN A CLOONAN
Print Name of Notary
My appointment expires: 01-16-2026

Exhibit A

Parcel "G" of the Amended Gateway Binding Site Plan, approved January 28, 2021 and recorded March 9, 2021 under Skagit County Auditor's File Number 202103090001.

Being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 23, Township 35 North, Range 4 East, W.M.

Situate in Skagit County, Washington

Exhibit "A"