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After Recording Return To:

11/18/2022 02:16 PM Pages: 1 of 3 Fees \$205.50  
Skagit County Auditor



## Skagit County Public Health

Jennifer Johnson, Director  
Howard Leibrand, M.D., Health Officer

### RESTRICTIVE COVENANT

GRANTOR: (Name of Property Owner) HILDE JACK GRANTOR TRUST, HILDE JOAN GRANTOR TRUST, JACK HILDE & JOAN HILDE, TRUSTEES

GRANTEE: JASON HILDE & JILL HILDE

ADDRESS: 10020 COLLINS ROAD, SEDRO-WOOLLEY, WA 98284

PARCEL: P128309

#### LEGAL DESCRIPTION:

(15.1000 ac) CU F&A #55 AF#762161 1973: THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 27; THENCE SOUTH 0-30-12 EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 274.44 FEET TO THE NORTH LINE OF THE SOUTH 392 FEET OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 89-36-02 WEST ALONG SAID NORTH LINE OF THE SOUTH 392 FEET, A DISTANCE OF 1,357.83 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 1-21-18 WEST ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 274.68 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 89-36-33 EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,361.91 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR COLLINS ROAD RIGHT-OF-WAY. ALSO EXCEPT THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 27 (NORTH 1/4 CORNER); THENCE SOUTH 0-52-38 WEST (CALLED SOUTH 0-30-12 EAST ON PREVIOUS DESCRIPTION) ALONG THE EAST LINE OF SAID NORTHWEST 1/4, FOR A DISTANCE OF 274.44 FEET, TO THE NORTH LINE OF THE SOUTH 392 FEET OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 89-01-08 WEST (CALLED SOUTH 89-36-02 WEST ON PREVIOUS DESCRIPTION), ALONG SAID NORTH LINE OF THE SOUTH 392 FEET, FOR A DISTANCE OF 456.00 FEET, MORE OR LESS TO THE WEST LINE OF THE EAST 456.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE OF SAID NORTHWEST 1/4 ALSO BEING THE NORTHWEST CORNER OF LOT 1, SHORT PLAT NO. 29-84 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8409250015; THENCE CONTINUING NORTH 89-01-08 WEST, FOR A DISTANCE OF 100.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89-01-08 WEST, FOR A DISTANCE OF 155.00 FEET; THENCE NORTH 0-52-38 EAST, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, FOR A DISTANCE OF 75.00 FEET; THENCE SOUTH 89-01-08 EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTH 392 FEET OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, FOR A DISTANCE OF 155.00 FEET, TO A POINT BEARING NORTH 00-52-38 EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 0-52-38 WEST, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, FOR A DISTANCE OF 75.00 FEET; TOGETHER WITH THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. LESS ROAD, AND SOUTH 392 FEET OF EAST 456 FEET. EXCEPT THAT PORTION CONVEYED TO MOSER, ENBERG, GEISENDORF, VANDERPOL, HOLLEMAN, ANNEMA, RAMBO AND PAULK, BY DEED RECORDED ON FEBRUARY 25, 2004 UNDER AUDITOR'S FILE NO. 200402250060, RECORDS OF SKAGIT COUNTY. AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 27; THENCE SOUTH 0-30-12 EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 274.44 FEET TO THE NORTH LINE OF THE SOUTH 392 FEET OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 89-36-02 WEST ALONG SAID NORTH LINE OF THE SOUTH 392 FEET, A DISTANCE OF 1,357.83 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF

THE NORTHWEST 1/4, THENCE NORTH 1-21-18 WEST ALONG SAID WEST LINE OF THE NORTHEAST  
1/4 OF THE NORTHWEST

14, A DISTANCE OF 274.68 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, THENCE NORTH 89-36-33 EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 1,361.91 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR COLEINS ROAD RIGHT-OF-WAY AND ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 27 (NORTH 1/4 CORNER); THENCE SOUTH 0-52-38 WEST (CALLED SOUTH 0-30-12 ON PREVIOUS DESCRIPTION) FOR A DISTANCE OF 274.44 FEET, TO THE NORTH LINE OF THE SOUTH 392 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, THENCE NORTH 89-01-08 WEST (CALLED SOUTH 89-36-02 WEST ON PREVIOUS DESCRIPTION) ALONG SAID NORTH LINE OF THE SOUTH 392 FEET, FOR A DISTANCE OF 456.00 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 456.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF SAID NORTHWEST 1/4, ALSO BEING THE NORTHWEST CORNER OF LOT 1, SKAGIT COUNTY SHORT PLAT NO. 29-84 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8409250015 AND BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUE NORTH 89-01-08 WEST FOR A DISTANCE OF 255.00 FEET THENCE SOUTH 0-52-38 WEST PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 125.00 FEET; THENCE SOUTH 89-01-08 EAST FOR A DISTANCE OF 255.00 FEET, MORE OR LESS, TO THE WEST LINE OF SAID EAST 456.00 FEET OF THE NORTHWEST 1/4 AT A POINT BEARING SOUTH 0-52-38 WEST FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 0-52-38 EAST ALONG SAID WEST LINE FOR A DISTANCE OF 125.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

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

The grantee(s) herein own(s) and operate(s) a well and waterworks supplying water for individual use, located upon the described real estate situated in Skagit County, State of Washington, which well and waterworks is in close proximity to the land of the grantor(s), and said grantee(s) is (are) required to keep the water supplied from said well free from impurities which might be injurious to the public health.

It is the purpose of these grants and covenants to prevent certain practices hereinafter enumerated in the use of the said grantor(s) land which might contaminate said water supply.

NOW, THEREFORE, the grantor(s) agree(s) and covenant(s) that said grantee(s), its successors and assigns said covenants to run with the land for the benefit of the land of the grantee(s), that said his (her) grantor(s), (their) heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor(s) and within 100 (One Hundred) feet of the well herein described, so long as the same is operated to furnish water for domestic consumption, any potential source of contamination, such as septic tanks and drainfields, sewer lines, underground storage tanks, roads, railroad tracks, vehicles, structures, barns, feed stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description.

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.

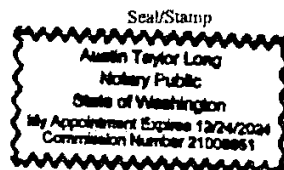
DATED this 29<sup>th</sup> day of September, 2022.

Jack Hilde  
Jack Hilde, Grantor

Joan L Hilde  
Joan Hilde, Grantor

State of Washington )  
) ss.  
County of Skagit )

I certify that I know or have satisfactory evidence that Jack Hilde & Joan Hilde (grantors) are the persons who appeared before me and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



Austin T. Long  
Printed Name: Austin T. Long  
Notary Public in and for the State of Washington  
My commission expires: 12/24/2024