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04/10/2023 11:41 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

Return Address:

Document Title:

Covenant for Owner Occupancy

Reference Number (if applicable): _____

Grantor(s):

☐ additional grantor names on page ____.

- 1) Spehar, Paul J
- 2) Spehar, Laura H

Grantee(s):

☐ additional grantor names on page ____.

- 1) City of Anacortes
- 2)

Abbreviated Legal Description:

☐ full legal on page(s) ____.

Lt 11, Blk 287, Anacortes, Recorded in Volume 2 of plats
pg 4, Records of Skagit County, WA. Except the East 3 feet thereof.
Together with the vacated easterly 3 feet of T Ave per vacation

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____.

P 56504

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. Spehar, Paul, J

2. Spehar, Laura, H

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):**Current Legal Description Abbreviation Definitions**

LOT 11, BLOCK 287, ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE EAST 3 FEET THEREOF. TOGETHER WITH THE VACATED EASTERLY 3 FEET OF T AVE PER VACATION.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number: P56504

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").

Paul J. Spehar and Laura H. Spehar agree(s) as follows:

1. That he/she/they are the owner(s) of the property located in Anacortes, Washington at 520 4TH STREET, 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 months 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

Paul J. Spehar

Owner Signature Owner Signature

STATE OF ~~WASHINGTON~~)

Arizona)

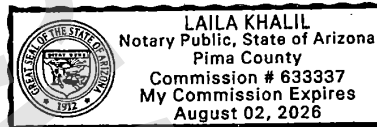
COUNTY OF ~~SKAGIT~~)

Pima)

Laura H. Spehar

On this 13th day of March, 20 23, before me, a Notary Public in the State of Arizona, duly commissioned and sworn, personally appeared PAUL J. Spenar and Laura H. Spenar 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)



Laila Khalil
(print or type name)

NOTARY PUBLIC in and for the State of Arizona

Residing at 3661 N. Campbell Ave. Tucson, AZ 85719

My commission expires 08/02/2026.

EXHIBIT A TO OWNER OCCUPANCY COVENANT

COMPLETE LEGAL DESCRIPTION OF PROPERTY SUBJECT TO COVENANT