

COVENANT

Use for Recording Purposes:

Borrower: ANACORTES MANOR ASSOCIATES
dba ANACORTES MANOR APTS

HB 3-3560, Chapter 15, Attachment 15-E-2,
"Restrictive Use Covenant – The Last Existing Tenant"

ABBREVIATED LEGAL: PTN. SE 1/4, SEC. 24-35-1E, W.M.

APN/Parcel ID: P31918 / 350124-0-140-0001

RESTRICTIVE USE COVENANT - THE LAST EXISTING TENANT
Use if No Impact on Minorities but There is Not an Adequate Supply of Housing
(7 CFR 3560.662(b)(2))

Anacortes Manor Associates, a Limited Partnership
WHEREAS, PO Box 9, Redmond, WA 98073 [insert borrower's name and address] "Owner", or a predecessor in interest, received a loan from the United States of America, acting through the Rural Housing Service in Rural Development (Agency), U.S. Department of Agriculture which was evidenced by a promissory note or assumption agreement dated June 23, 1977, in the original amount of \$484,500.00 and secured by a certain Deed of Trust or Mortgage dated June 23, 1977, and recorded in the land records for the City or County of Skagit for the purpose of providing housing in accordance with Section 42 U.S.C. 1484 (Section 514) or 1485 (Section 515), whichever is applicable, and Title V of the Housing Act of 1949, as amended "Program"; and
NOW, THEREFORE, in consideration of the restrictions on the Property as further described in Exhibit A, the sum of Ten Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, for themselves and for their respective successors and assigns, hereby covenant and agree as follows:

- (1) **Use Requirement.** The Owner, and any successors in interest, agree to use the Property in compliance with 42 U.S.C. § 1484 or § 1485, whichever is applicable, and 7 CFR part 3560, and any other applicable regulations and amendments, for the purpose of housing program eligible very low-, low-, or moderate-income tenants.
- (2) **Enforcement.** The Agency and program eligible tenants or applicants may enforce these restrictions as long as the Agency has not terminated the Restrictive Use Agreement pursuant to paragraph 6 below.
- (3) **Displacement Prohibition.** The Owner agrees not to refuse to lease a dwelling unit offered for rent, or otherwise discriminate in the terms of tenancy, solely because any tenant or prospective tenant is the recipient of housing assistance from the Agency or any other Federal agency.
- (4) **Owner's Responsibilities.** The Owners agrees to: set rents, other charges, and conditions of occupancy in a manner to meet the restrictions required by this Restrictive Use Covenant; post an Agency approved notice of these restriction for the tenants of the property; to adhere to applicable local, State, and Federal laws; and to obtain Agency concurrence for any rental procedures that deviate from those approved at the time of prepayment, prior to implementation.
- (5) **Civil Rights Requirements.** The Owner will comply with the provisions of any applicable Federal, State or local law prohibiting discrimination in housing on the basis of race, color, religion, sex, national origin, handicap or familial status, including but not limited to: Title VI of the Civil Rights Act of 1964 (Public Law 90-284, 82 Stat. 73), the Fair Housing Act, Executive Order 11063, and all requirements imposed by or pursuant to the Agency regulations implementing these authorities, including, but not limited to, 7 CFR 3560.104.
- (6) **Release of Obligation.** The Owner will be released from the obligation under this Restrictive Use Covenant when the Agency has determined that the last existing tenant at the date of prepayment has left or when the Agency determines that there is a no longer a need for the housing or that HUD Section 8 vouchers provided the residents of the housing will no longer be provided due to no fault, action or lack of action on the part of the Owner.
- (7) **Violations; the Agency's Remedies.** The parties further agree that upon any default under this covenant, the Agency may apply to any court, State or Federal, for specific performance of this Agreement, for an injunction against violation of this covenant or for such other equitable relief as may be appropriate, since the injury to the Agency arising from a violation under any of

the terms of this covenant would be irreparable and the amount of damage would be difficult to ascertain.

(8) Covenants to Run with Land. The Owner hereby subjects the Property to the covenants, reservations and restrictions set forth in this covenant. The Owner hereby declares its express intent that the covenants, reservations and restrictions set forth herein shall be deemed covenants running with the land to the extent permitted by law and shall pass to and be binding upon the successors in title to the Property. Each and every contract, deed, mortgage or other instrument hereafter executed covering or conveying the Property or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument. The Agency hereby agrees that, upon the request of the Owner made after the release of obligations established in paragraph 6 of this covenant, the Agency shall execute a recordable instrument approved by the Agency for purposes of releasing this covenant of record. All costs and expenses relating to the preparation and recording of such release shall be paid by the Owner.

(9) Superiority. The document hereto constitutes a restrictive covenant that is filed of record, with all other Deeds of Trusts or Mortgages, and that, notwithstanding a foreclosure or transfer of title pursuant to any other instrument or agreement, the restrictive covenants and provisions hereunder shall remain in full force and effect.

(10) Subsequent Modifications and Statutory Amendments. The Agency may implement modifications necessitated by any subsequent statutory amendment without the consent of any other party, including those having the right of enforcement, to require that any third-party obtain prior Agency approval for any enforcement action concerning preexisting or future violations of this covenant.

(11) Other Agreements. The Owner represents and warrants that it has not and will not execute any other agreements with provisions contradictory or in opposition to the provisions of this covenant and that, in any event, the provisions of this covenant are paramount and controlling as to the rights and obligations set forth herein and supersede any other conflicting requirements.

(12) Binding Effect. Upon conveyance of the Property during the term, the Owner shall require its successor or assignee to assume its obligations under this covenant. In any event, this covenant shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and/or assigns.

(13) Amendment. This covenant may not be modified except by an instrument in writing executed by each of the parties that are signatories hereto.

(14) Severability. Notwithstanding anything herein contained, if any one or more of the provisions of this covenant shall for any reason whatsoever be held to be illegal, invalid or unenforceable in any respect, such illegality, invalidity or unenforceability shall not affect any other provision of this covenant, but this covenant shall be construed as if such illegal, invalid or unenforceable provision had never been contained herein.

(15) Headings. The headings and titles to the sections of this covenant are inserted for convenience only and shall not be deemed a part hereof nor affect the construction or interpretation of any provisions hereof.

(16) Governing Law. This covenant shall be governed by all applicable Federal laws.

PARCEL A:

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.; THENCE SOUTH $0^{\circ}59'30''$ EAST ALONG THE EAST LINE OF SAID SECTION, 664.81 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH $89^{\circ}47'52''$ WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER, 226.14 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH $89^{\circ}47'52''$ WEST TO THE EAST LINE OF "N" AVENUE PRODUCED SOUTH; THENCE NORTH ALONG THE EAST LINE OF "N" AVENUE TO THE SOUTH LINE OF TWENTY-SECOND STREET; THENCE WEST ALONG THE SOUTH LINE OF TWENTY-SECOND STREET TO THE WEST LINE OF "N" AVENUE PRODUCED SOUTH; THENCE SOUTH ALONG THE WEST LINE OF "N" AVENUE AND THE EAST LINE OF THOSE TWO CERTAIN TRACTS CONVEYED TO THE CITY OF ANACORTES BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 550990 AND 598656, A DISTANCE OF 512 FEET, MORE OR LESS, TO THE NORTH LINE OF TWENTY-FOURTH STREET, PRODUCED WEST; THENCE EAST ALONG THE NORTH LINE OF TWENTY-FOURTH STREET PRODUCED TO A POINT THAT BEARS SOUTH $0^{\circ}01'00''$ EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH $0^{\circ}01'00''$ WEST 478.31 FEET TO THE TRUE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS:

- (A) BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF TWENTY-SECOND STREET PRODUCED WITH THE WEST LINE OF "N" AVENUE PRODUCED; THENCE SOUTH ALONG THE WEST LINE OF "N" AVENUE PRODUCED, THE SAME BEING THE EAST LINE OF THAT CERTAIN TRACT CONVEYED TO THE STATE OF WASHINGTON (MILITARY DEPARTMENT) BY DEED RECORDED DECEMBER 1, 1960, UNDER AUDITOR'S FILE NO. 601489, A DISTANCE OF 312 FEET, MORE OR LESS, TO A POINT 200 FEET NORTH OF THE NORTH LINE OF TWENTY-FOURTH STREET PRODUCED; THENCE EAST PARALLEL TO THE SOUTH LINE OF TWENTY-SECOND STREET PRODUCED 50 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF "N" AVENUE PRODUCED 312 FEET, MORE OR LESS, TO THE SOUTH LINE OF TWENTY-SECOND STREET PRODUCED; THENCE WEST ALONG THE SOUTH LINE OF TWENTY-SECOND STREET PRODUCED 50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. *file*
- (B) BEGINNING AT THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.; THENCE SOUTH $0^{\circ}59'30''$ EAST ALONG THE EAST LINE OF SAID SECTION, 664.81 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION THENCE SOUTH $89^{\circ}47'52''$ WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER, 226.14 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH $89^{\circ}47'52''$ WEST TO THE EAST LINE OF "N" AVENUE PRODUCED SOUTH; THENCE SOUTH ALONG THE EAST LINE OF "N" AVENUE PRODUCED 22 FEET; THENCE NORTH $89^{\circ}47'52''$ EAST TO A POINT THAT BEARS SOUTH $0^{\circ}01'00''$ EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH $0^{\circ}01'00''$ WEST 22 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. *file*

PARCEL B:

A non-exclusive easement for travel purposes as described in and created by Warranty Deed dated September 7, 1962, recorded October 18, 1962, under Auditor's File No. 627651, records of Skagit County, Washington, upon and subject to the provisions therein contained, EXCEPT any portion thereof lying within Parcel A.