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Skagit County Auditor

Return Address

Stiles & Lehr Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284

Document Title(s) (or transactions contained therein):
1. Sale Prohibition Covenant of Multiunit Residential Building
2.
3.

Reference Number(s) of Documents assigned or released: N/A
(on page ___ of documents(s))

Grantor(s) (Last name first, then first name and initials):
1. KSA INVESTMENTS LLC
2.
3. ☐ Additional names on page 1 of document.

Grantee(s) (Last name first, then first name and initials):
1. KSA INVESTMENTS LLC
2.
3. ☐ Additional names on page 1 of document.

Legal description (abbreviated):

P62636: Tract 3 of Skagit County Short Plat No. 40-77, and portion of the South 332 feet of the East ½ of Lot 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY"
P26643: Tract 1 of Skagit County Short Plat No. 40-77

☑ Full legal is on page 3 of the document – Exhibit A.

Assessor's Property Tax Parcel/Account Number(s)
P62636, P26643

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Sale Prohibition Covenant of Multiunit Residential Building Pursuant to Chapter 64.55 RCW

This covenant has been recorded in the real property records of Skagit County, Washington, in satisfaction of the requirements of RCW 64.55.010 through 64.55.090. The undersigned Grantor is the owner of the property described on Exhibit A (the "Property"), which is addressed as 401 Nardone Court and 443-447 Nardone Court, Burlington, WA 98233. The Grantor irrevocably covenants and agrees that until termination of this covenant, no dwelling unit in or on the Property may be sold as a condominium unit except for sales listed in *RCW 64.34.400(2).

This covenant terminates on the earlier of either: (a) Compliance with the requirements of RCW 64.55.090, as certified by the owner of the Property in a recorded supplement hereto; or (b) the fifth anniversary of the date of first occupancy of a dwelling unit as certified by the Owner in a recorded supplement hereto.

All title insurance companies and persons acquiring an interest in the Property may rely on the forgoing certifications without further inquiry in issuing any policy of title insurance or in acquiring an interest in the Property.

This covenant shall run with the land and shall bind the grantor and the grantor's heirs, personal representatives, successors in interest and assigns.

IN WITNESS WHEREOF, KSA INVESTMENTS LLC has executed this Sale Prohibition Covenant on this 25 day of July, 2024.

KSA INVESTMENTS LLC

By: _____
Brandon Atkinson - Manager

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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that Brandon Atkinson, of KSA INVESTMENTS LLC, a Washington limited liability company, is the person who appeared before me and who on oath is authorized to execute the within and foregoing instrument and acknowledged him as the managing member of KSA INVESTMENTS LLC, a Washington limited liability company, and acknowledged that he signed this instrument for the company as his free and voluntary act for the uses and purposes mentioned in the instrument.

KATHRYN DEPIRO
APPOINTMENT EXPIRES
April 26, 2028
NOTARY
PUBLIC
COMM # 83073
STATE OF WASHINGTON

Kathryn DePiro
NOTARY PUBLIC in and for the
State of Washington
residing at: Mount Vernon WA
Commission expires: 4-26-2028

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EXHIBIT A

LEGAL DESCRIPTIONS

Assessor's Tax Parcel No. P62643

Tract 3 of Skagit County Short Plat No. 40-77, approved July 20, 1977 and recorded July 21, 1977 in Book 2 of Short Plats, page 88, under Auditor's File No. 861106, being a portion of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN Volume 1 of Plats, page 49, records of Skagit County, Washington.

Assessor's Tax Parcel No. P62636

Tract 1 of Skagit County Short Plat No. 40-77, approved July 20, 1977 and recorded July 21, 1977 in Book 2 of Short Plats, page 88, under Auditor's File No. 861106, being a portion of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN Volume 1 of Plats, page 49, records of Skagit County, Washington.

Assessor's Tax Parcel No. P62636

That portion of the South 332 feet of the East ½ of Lot 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying Westerly of the West line of a tract deeded to the State of Washington for highway purposes by deed dated January 5, 1972, recorded February 17, 1972, under Auditor's File No. 764264.

Situate in the County of Skagit, State of Washington.