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Skagit County Auditor

AFTER RECORDING MAIL TO:

JACOB COHEN
P.O. BOX 889
OAK HARBOR, WA. 98277

Document Title: Declaration of Restrictive Covenant

Recording Number(s) of Related Document(s): n/a

Island County Auditor's File Nos. xx

Grantors:

Valley High Investments, Inc.

Grantees:

Skagit Habitat for Humanity
General Public

Legal Description as follows:

Parcels A, B and D

A portion of the Northeast quarter of section 13, Township 35, Range 4, W.M.

Tax Parcel Account Nos.: Parcel A : P36417 ; 350413-010-0204

Parcel B : P36414 ; 350413-1-009-0009

Parcel D : P126554 ; 350413-1-001-0300

After recording return to:

Valley High Investments, Inc.
41 NE Midway Blvd., Ste. 101
Oak Harbor, WA 98277

DECLARATION OF RESTRICTIVE COVENANT

Know all men by these presents that the undersigned owner in fee simple of the land described herein, hereby declare this Covenant and place this Covenant on record.

The Grantor Skagit Habitat for Humanity is the owner in fee simple of the following aforescribed tracts of real property situated in the County of Skagit, State of Washington, as follows:

See legal description attached hereto as Exhibit B.

With regard to parcel A, parcel B and parcel D as described in Exhibit B, on those portions of the said three parcels which are west of Willard Creek, said three parcels shall be preserved in a natural open space for continuing existing agricultural use, and if the agricultural use is no longer viable, then this portion of the real property will revert to a natural state.

In addition, in the event that the City of Sedro Woolley expresses a desire to connect a city trail system with parcel A, parcel B and parcel D, said trail shall be no wider than 20 feet and can only be used by pedestrians, bicycles, and non-motorized vehicles in the location the City of Sedro Woolley trail system as agreed to by the current owner of the said parcels and the City of Sedro Woolley. The said 20-foot-wide city trail system shall be located west of Willard Creek and be connected to Bassett Road as the entry point.

The above covenants shall run with the land and shall be binding on all parties having or acquiring any right, title, interest into the lands described herein or any part thereof, and shall inure to the benefit of each owner thereof.

DATED this 17th day of December, 2025.

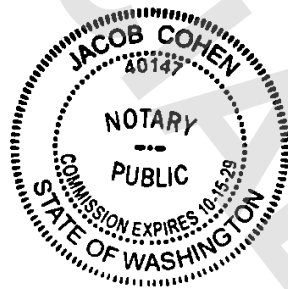


SKAGIT HABITAT OF HUMANITY by its
Representative Tina Tate

STATE OF WASHINGTON)
COUNTY OF ISLAND) ss.

On this day before me, a Notary Public in and for the state of Washington, duly commissioned and qualified, personally appeared Tina Tate, to me known to be the Representative of Habitat for Humanity, the corporation that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath, stated that Tom Rose was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this
17th day of December, 2025.



Jacob Cohen
NOTARY PUBLIC in and for the state of
Washington, residing at OAK HARBOR
My commission expires: 10/15/2029

Exhibit B

File No.: 210864-LT

The land in the County of Skagit, State of Washington, described as follows:

PARCEL "A":

Tract "C", City of Sedro Woolley Short Plat No. SW-01-79, approved May 2, 1979, and recorded May 4, 1979, in Volume 3 of Short Plats, page 112, under Auditor's File No. 7905040019, records of Skagit County, Washington; being a portion of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The South 20 rods of the North 40 rods of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ in Section 13, Township 35 North, Range 4 East, W.M.;

EXCEPT road;

AND EXCEPT that portion, if any, not lying within the South $\frac{1}{2}$ of the North $\frac{1}{4}$ of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The North 20 rods of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 4 East, W.M.;

EXCEPT the North 15 feet thereof reserved by the Skagit Realty Company for road purposes;

ALSO EXCEPT those portions thereof lying within the Bassett Road right of way along the East and North line thereof;

ALSO EXCEPT that certain 30 foot by 200 foot tract conveyed to Skagit County for the Bassett Road by deed recorded May 5, 1944, under Auditor's File No. 371254;

ALSO EXCEPT the right of way for State Highway No. 9 along the East line thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of the following described parcel lying East of Bassett Road:

The East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 4 East, W.M., EXCEPT that portion lying within the Bassett County Road.

TOGETHER WITH that portion of vacated Bassett County road described as follows:

(continued...)

PARCEL "D" continued:

Beginning at a point on the North line of said Section 13, 40.84 feet West of the Northeast corner of said East ½ of the Northwest ¼ of the Northeast ¼;
thence South 10°24' West a distance of 712 feet;
thence North 76°27' West 20.0 feet;
thence South 89°45' West 20.6 feet;
thence North 13°32' East 715 feet, more or less, to the point of beginning.

EXCEPT the following described tracts:

- 1.) Beginning at the Intersection of the Northerly right of way line of Bassett Road and the West line of the East ½ of the Northwest ¼ of the Northeast ¼ of said Section 13, which point is 208 feet, more or less, North from the Southwest corner of said East ½ of the Northwest ¼ of the Northeast ¼;
thence North along said line 390 feet;
thence East parallel with the South line of the Northwest ¼ of the Northeast ¼, 426 feet to the Westerly right of way line of above County road;
thence Southwesterly to the point of beginning.
- 2.) Beginning at the Northeast corner of the Northwest ¼ of the Northeast ¼ and thence run South 10°24' West a distance of 1,320.2 feet to a point on the South line of the said Northwest ¼ of the Northeast ¼;
thence South 89°45' West along the 1/16 line, 361.7 feet to the Southwest corner of the Southeast ¼ of the Northwest ¼ of the Northeast ¼;
thence North 2°45' West along 1/64 line, 171.95 feet to the Southerly right of way line of the County road known as the Bassett Road;
thence along right of way line North 78°10' East 180.3 feet;
thence on a curve to the left, having a radius of 282.04 feet through a central angle of 64°38';
thence North 13°32' East 184.5 feet;
thence North 10°24' East for a distance of 712 feet to a point of Intersection of North line of Section 13;
thence North 88°44' East a distance of 40.84 feet to the point of beginning.

PARCEL "D" continued:

- 3.) Beginning at the Southeast corner of the Northwest ¼ of the Northeast ¼;
thence North 2°56'15" West along the North and South centerline of the said Northeast ¼ a distance of 440.57 feet;
thence South 89°45' West parallel with the East and West centerline of the said Northeast ¼, a distance of 201.88 feet to a point in the East line of the existing County Gravel Pit;
thence South 10°24' West along said East line 447.80 feet to the East and West centerline of the Northeast ¼ of said section;
thence North 89°45' East along said line 305.30 feet to the point of beginning.
- 4.) Beginning at the Northeast corner of the Northwest ¼ of the Northeast ¼ of said Section 13;
thence South 88°44' West 40.84 feet;
thence South 10°24' West 597.0 feet along the West right of way line of the County road to the point of beginning;
thence South 10°24' West 115 feet;
thence North 76°27' West 20.0 feet;
thence South 89°45' West 30.0 feet;
thence North 32°53' East 129.3 feet to the point of beginning.
- 5.) Beginning at the Northeast corner of said subdivision;
thence South 88°44' West along the North line of said section for a distance of 662.15 feet;
thence South 2°45' East a distance of 150 feet to the true point of beginning;
thence North 88°44' East 133.16 feet;
thence South 2°45' East 259.20 feet;
thence South 88°44' West 133.16 feet;
thence North 2°45' West 259.20 feet to the true point of beginning as conveyed to Skagit County Road Department by deed recorded July 15, 1976, under Auditor's File No. 839091.

Situate in the County of Skagit, State of Washington.