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06/29/2026 01:40 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When Recorded, Return to:

Condominium Sale Prohibition Covenant

Grantor(s): JJ Place LLC

Grantee: The State of Washington

Legal Description:

Abbreviated form: Tract 2, Short Plat No. MV-3-92

Full legal description on Exhibit A

Assessor's Property Tax Parcel or Account Number: 104938

This covenant is being 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 ("Owner") is the owner of the property described on Exhibit A (the "Property"), which is addressed in the records of the City of Mount Vernon Development Services Department as

JJ Place LLC

The Owner

irrevocably covenants and agrees:

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, 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.

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

EXHIBIT A TO CONDOMINIUM SALE PROHIBITION COVENANT**COMPLETE LEGAL DESCRIPTION OF PROPERTY SUBJECT TO COVENANT:**

(4.0200 ac) TRACT 2, SHORT PLAT NO. MV-3-92, APPROVED FEBRUARY 27, 1992 AND RECORDED FEBRUARY 28, 1992, UNDER AF#9202280046, IN VOLUME 10 OF SHORT PLATS, PAGES 64 AND 65, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M.

(CORPORATE OWNER, PARTNERSHIP OWNER, LIMITED LIABILITY COMPANY
OWNER/OTHER LEGAL ENTITY OWNER—attach more pages if needed)

Dated: 29 June 2026

JJ Place, LLC
(Full Legal Name of Entity)

By: [Signature]
Signature

John Piazza Jr
Printed Name

President
Title

State of Washington)

) ss

County of SKAGIT)

I certify that I know or have satisfactory evidence that JOHN
PIAZZA JR. is the person who appeared before me,

and said person acknowledged that he/she signed this instrument, on oath stated

that he/she was authorized to execute the instrument and acknowledged it as

the LIMITED LIABILITY COMPANY (type of
authority, e.g., partner, trustee, title of officer, personal representative, guardian,
attorney in fact for a principal, etc.) of JJ PLACE LLC

(name of owner/entity o

behalf of whom instrument was executed), to be the free and voluntary act of such

party for the uses and purposes mentioned in the instrument.

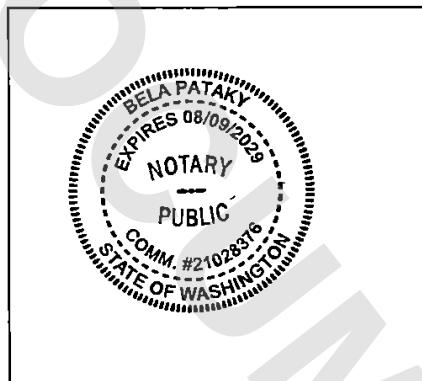
Date: 29 JUNE 2026

[Signature]
NOTARY PUBLIC in and for the State of Washington

Residing at FERNDALE WA.

My commission expires: 08-09-2029

PRINT NAME: BELA PATAKY



Use this space for Notary Seal