



200106210005

, Skagit County Auditor

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**Nielsen Brothers, Inc.
P.O. Box 2789
Bellingham, WA 98227**

**DOCUMENT TITLE: AMENDMENT AND ADDITION TO PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS AND EASEMENT**

DECLARANT: NIELSEN BROTHERS, INC.

ABBREVIATED LEGAL DESCRIPTION: PTN SEC 31/32, T 36 N, R 4E

ASSESSOR'S TAX PARCEL NUMBER: 36043140050103, 360432380063

**AMENDMENT AND ADDITION TO PROTECTIVE COVENANTS, CONDITIONS AND
RESTRICTIONS AND EASEMENT
RIVER VALLEY VIEW ESTATES**

By document entitled Protective Covenants, Conditions and Restriction, and for the purpose of providing a desirable residential area, NIELSEN BROTHERS, INC., a Washington corporation, ("Declarant") established protective covenants, conditions and restrictions which shall hereafter apply to and protect the real property situated in the County of Skagit, State of Washington, as described hereafter:

The Southeast Quarter of the Southeast Quarter of Section 31, and that portion of the Southwest Quarter of the Southwest Quarter of Section 32, Township 36 North, Range 4 East, W.M., lying West of State Highway right of way as conveyed to the State of Washington, by Deeds dated July 25, 1929 and July 26, 1929 and recorded on August 21, 1929 and February 18, 1930, under Auditor's File Nos. 226080 and 231128, respectively,

Except from all of the above, right of way for Bow Hill Road,

and also except that portion thereof lying South of the Bow Hill Road.

Said property is the property described in that Plat entitled "River Valley View Estates" recorded in the office of the Auditor of Skagit County, State of Washington, filed May 7, 2001, under Auditor's File Number 200105070102.

Said document was recorded May 7, 2001 as Auditor's File Number 200105070103 in the office of Auditor of Skagit County, State of Washington.

It is now the intent of the Declarant to add the following additional language to and as an amendment of such protective covenants, conditions and restrictions in the same manner and as if such language was included in said original document which additional language shall be subject to and provided such protections as though contained in the original document.

ANNEXATION TO THE PROPERTY

Additional property, including additional lots and common area, may be annexed to the Property by the subsequent recording by the Declarant, or its successor, of additional plats or phases of plats or other documents evidencing an intention that the additional lots and other lands being developed be included as part of the project. Upon recording of such plats or documents, these Covenants, Conditions, Restrictions and Easements shall apply equally to the annexed property with the intended rights and obligations applicable thereto in the same manner as the lands covered by this Declaration. By way of explanation, all annexed property shall have easement rights for ingress, egress and utilities over the private roads of the Project, and be obligated to share, prorata, with the other owners in the cost of maintaining same roads by the payment of assessments to the Association.

Without limiting the generality of the foregoing, the lands which are intended to be subject to annexation and benefited by the easements established for the Project are in part, more particularly described on Exhibit "A" which is attached hereto and incorporated herein. It is further intended that the easements provided for below shall not become effective until such time as the lands described on Exhibit "A" are annexed to the property.

EASEMENT

In the event the real property described in Exhibit "A" is annexed to the Property as provided above, perpetual non-exclusive easements for ingress, egress, and utilities 60 feet in width are established as follows:

1. In Lot 4 of River Valley View Estates extending from Kim Place to the property described on Exhibit "A" as Property No. 2, over the West 60 feet of the East 70 feet lying West of the area north of Kim Place identified as Critical Area Buffer.



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EXHIBIT A

PROPERTY NO. 1:

The Southwest Quarter of the Southeast Quarter of Section 31, Township 36 North Range 4 East of W.M.

PROPERTY NO. 2:

That portion of the Northwest Quarter of the Southwest Quarter of Section 32, and of the Northeast Quarter of the Southeast Quarter of Section 31, all in Township 36 North, Range 4 East of W.M., described as follows:

Beginning at the intersection of the West line of Highway 99, and the South line of said Northwest quarter of the Southwest Quarter; thence West along said South line and the south line of said Northeast Quarter of the Southeast Quarter to the Southwest corner of said Northeast Quarter of the Southeast Quarter; thence North along the West line of said Northeast Quarter of the Southeast Quarter 660 feet; thence East parallel to the South line of said Northeast Quarter of the Southeast Quarter and said Northwest Quarter of the Southwest Quarter to the West line of said Highway 99; thence Southerly along said highway to the point of beginning.

Except the following tract:

Beginning at the intersection of the West line of Highway 99 and the South line of the Northwest Quarter of the Southwest Quarter of said section 32; thence West along said South line 125 feet; thence North 210 feet; thence East parallel to the South line of said Northwest Quarter of the Southwest Quarter to the West line of said Highway 99; thence Southerly along said Highway to the point of beginning.



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