

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Craig E. Cammock
Law Office of Craig E. Cammock
P.O. Box 836 / 415 Pine Street
Mount Vernon, WA. 98273



200207030066

Skagit County Auditor

7/3/2002 Page 1 of 4 1:35PM

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
WELL #'s 1 & 2**

Grantor (s) B.C. GROUP, L.L.C., a Washington limited liability company
Grantee (s) THE PUBLIC
Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)
Abbreviated Legal: Ptn SW 29-36-4E W.M.
Additional Legal on page(s)
Assessor's Tax Parcel No's: P50298, 360429-3-004-0001; P50301, 360429-3-007-0008;
P50302, 360429-3-007-0107; P50305, 360429-3-009-0006; P50306, 360429-3-009-0105;
P50307, 360429-3-010-0003

THIS DECLARATION made and entered into this 21 day of June, 2002, by B.C. GROUP, L.L.C., a Washington limited liability company, (hereinafter "Declarant"), as owner of the following described land, situated in Skagit County, Washington: (see Exhibit "A") (hereinafter referred to as the ("Subject Property")).

The Declarant owns and operates wells and waterworks supplying water for public use, located upon the Subject Property and Declarant is required to keep the water supplied from said well free from impurities which might be injurious to the public health. The wells are located approximately as follows:

- Well #1 1005 Feet North and 19 feet East of the Southwest corner of Section 29, Township 36 North, Range 4 East, W.M.
- Well #2 900 feet North and 33 feet East of the Southwest corner of Section 29, Township 36 North, Range 4 East, W.M.

Covenants, Conditions and Restrictions
Well #'s 1 & 2
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It is the purpose of these grants and covenants to prevent certain practices, hereinafter enumerated, in the use of the Subject Property that might contaminate said water supply.

NOW THEREFORE, the undersigned Declarant hereby declares that the Subject Property to be subject to the provisions of this declaration. The declaration shall run with the land.

The Declarant, its heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the Subject Property within 100 (One Hundred) feet of the wells herein described, so long as the same are operated to furnish water for public consumption, any potential source of contamination, such as septic tanks and drainfields, sewerlines, underground storage tanks, public roads, railroad tracks, overnight vehicle parking, structures, barns, feed stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description.

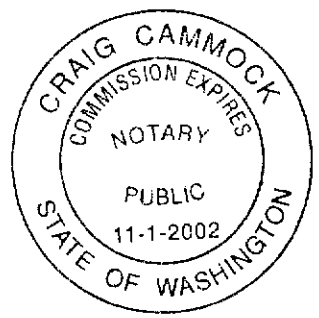
These covenants shall run with the land and shall be binding to all parties having or acquiring any right, title, or interest in the land described herein or any part thereof, and shall inure to the benefit of each owner thereof.

Dated this 21 day of June, 2002.

B.C. GROUP, L.L.C.
By: Steve Beith
STEVE BEITLER, MANAGER

State of Washington)
County of Skagit)

I certify that I know or have satisfactory evidence that STEVE BEITLER is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the MANGER of B.C. GROUP, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 0 21 - 02
(Signature) Craig Cammock
NOTARY PUBLIC
Print Name of Notary
My appointment expires: 11-1-2002

Exhibit A

Legal Description

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS

Well #'s 1 & 2

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PARCEL "A":

That portion of the Southwest $\frac{1}{4}$ of Section 29, Township 36 North, Range 4 East, W.M., lying Westerly of the Old Highway 99 North,

EXCEPT the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of said Southwest $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.

PARCEL "B"

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 36 North, Range 4 East, W.M., lying Easterly of Old Highway 99 North.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Lot 1, Short Plat No. 22-84, approved May 31, 1984, recorded June 1, 1984, in Book 6 of Short Plats, page 155, under Auditor's File No. 8406010012, and being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, all in Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

Lot 2 of Short Plat No. 95-80, approved October 24, 1980, recorded October 30, 1980, in Book 4 of Short Plats, page 194, under Auditor's File No. 8010300031, records of Skagit County, Washington, and being a portion of the Southeast $\frac{1}{4}$ of Section 30, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 36 North, Range 4 East, W.M., lying Easterly of Friday Creek Road.

Situate in the County of Skagit, State of Washington.

PARCEL "F":

That portion of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 36 North, Range 4 East, W.M., lying East of the Old Samish Road, also known as Friday Creek Road and as Abbey Road, and lying Northwesterly of Pacific Highway (State Road No. 1); ALSO, that portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 36 North, Range 4 East, W.M., lying Westerly of the Pacific Highway.

Situate in the County of Skagit, State of Washington.



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