AFTER RECORDING RETURN TO:

Randy Previs 19305 Olympic View Drive Edmonds WA 98020



3/5/2003 Page

1 of 11 11:36AM

682277

ISLAND TITLE CO.

TITLE OF DOCUMENT:

Third Declaration of Covenants, Conditions, Restrictions and Reservations for Lakewood Park Association

ACCOMMODATION RECORDING

REFERENCE NUMBER(S) OF RELATED DOCUMENTS: 200301290168, 200302260051

GRANTOR:

Lakewood Park, L.L.C., and Randy and Katie Previs

GRANTEE:

The Plat of Lake Campbell Addition to the City of Anacortes, Skagit County, Washington, and Skagit County, a municipal corporation of the State of Washington

BRIEF LEGAL DESCRIPTION:

Portion of NE Corner Sec. 7, Twp 34 N, Rge 2 E, WM

Full legal description at Exhibit A of this document.

ASSESSOR'S PROPERTY TAX PARCEL NUMBERS:

P60765

P60766

P60769

P60771

Island Title Company has placed this document for recording as a customer courtesy and accepts no liability for its accuracy or validity

ORIGINAL

THIRD DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR LAKEWOOD PARK ASSOCIATION

THIS AMENDMENT TO DECLARATION (hereinafter "Declaration") is made this day of February 2003 by Laboured Book 1975 day of February, 2003, by Lakewood Park LLC, a Washington corporation and/or its assigns, and Randy S. Previs and Katie L. Previs, husband and wife (hereinafter all collectively referred to as "Declarant" or "Declarants").

WITNESSETH:

WHEREAS. Declarants are the owners in fee of certain real property situated in Skagit County, Washington, described as

See Exhibit A, attached hereto and fully incorporated herein.

The real property described in Exhibit A, together with all residences and other structures thereon constituting real property, now existing or to be constructed in the future, shall hereinafter be referred to as the "Property"; and

WHEREAS, Declarants have previously adopted Covenants, Conditions, Restrictions, and Reservations for Lakewood Park Association applicable to the Property, recorded at Skagit County Auditor's File No. 200301290168 ("Original Covenants"); and

WHEREAS, Declarants have previously adopted the Second Declaration of Covenants. Conditions, Restrictions and Reservations for Lakewood Park Association, recorded at Skagit County Auditor's File No. 200302260051 ("Second Declaration of Covenants"); and

WHEREAS, Declarants do not intend to amend, change, or clarify any other provision of the Original Covenants except as expressly provided herein; and

WHEREAS, the above recitals are a material part of this Declaration,

NOW THEREFORE, THE DECLARANTS hereby covenant, agree, and declare that the attached Exhibit B depicting the Native Growth Protection Area ("NGPA") and Protected Critical Area ("PCA") shall replace Exhibit B, pp. 4-6, of the Original Covenants. The NGPA and PCA as depicted on the attached Exhibit B are correct and shall supersede the NGPA and PCA depicted on Exhibit B, pp. 4-6, of the Original Covenants.

Skagit County Auditor

3/5/2003 Page

2 of 11 11:36AM Except for the replacement of Exhibit B, pp. 4-6, as set forth above, the Second Declaration of Covenants and the Original Covenants shall remain unchanged and in full force and effect.

EXECUTED the day and year first written above.

Lakewood Park LLC

By:

Name/Title: Pardy

mand of a more

Randy S. Frevis

Katie L. Previs

STATE OF WASHINGTO	N)
the first of the second)ss.
COUNTY OF SKAGIT)
I certify that I know	w or l
signed this instrument, on	oath
acknowledged it as theM	ana
free and voluntary act of suc	ch par
_	` .
DATED: February	28

have satisfactory evidence that Randy S. Previs stated that he was authorized to execute the instrument and ging Member of Declarant Lakewood Park LLC, to be the ty for the uses and purposes mentioned in this instrument.

,2003

HER REVIEW NGT

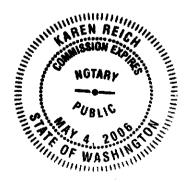
NOTARY PUBLIC for the State of Washington.
My Commission expires 5/4/06

STATE OF WASHINGTON))ss. COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Declarant Randy S. Previs signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

4

Cebruary 28



NOTARY PUBLIC for the State of Washington. My commission expires

Skagit County Auditor

STATE OF WASHINGTON)

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Declarant Katie L. Previs signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: MCJUK

Notary Public State of Washington CHELEA M. WARINNER Appointment Expires Feb 28, 2006 NOTARY PUBLIC for the State of Washington. My Commission expires 2.28.00

EXHIBIT A, page 1

LEGAL DESCRIPTION OF THE **PROPERTY**

P60765

LAKE CAMPBELL TO ANACORTES, BLOCK 40 41 42, LOT 1 TO 24, ACRES 4.31, TOGETHER WITH EAST HALF OF VACATED TAYLOR AVENUE ADJACENT

P60766

LAKE CAMPBELL TO ANACORTES, BLOCK 18 20 22 24 26 44 AND 46, ACRES 13.01, TOGETHER WITH SOUTH HALF OF VACATED MAPLE STREET LYING EASTERLY OF THE CENTERLINE OF LINCOLN'AVENUE AND WESTERLY OF CENTERLINE OF CLEVELAND AVENUE AND WEST OF CENTERLINE OF GARFIELD AVENUE; ALSO EASTERLY OF CENTERLINE OF GRANT AVENUE AND THE UNNAMED EASTERLY MARGINAL STREET LYING BETWEEN THE PROLONGATIONS OF NORTH AND SOUTH LINES OF MAPLE STREET: AND THE UNNAMED EASTERLY MARGINAL STREET SOUTH OF MAPLE STREET ADJACENT TO BLOCKS 22, 23, 44 AND 45, TOGETHER WITH EAST HALF OF VACATED TAYLOR AVENUE ADJACENT TO BLOCK 18.

P60769

LAKE CAMPBELL TO ANACORTES LOTS 1 TO 8 & 17 TO 24 BLK 48

P60771

LAKE CAMPBELL TO ANACORTES, ACRES 14.14, BLOCKS 19, 21, 23, 25, 27,43, 45, 47, 49 AND TOGETHER WITH THOSE PORTIONS OF VACATED STREETS AND ALLEYS ADJACENT TO SAID BLOCKS ABOVE WHICH ATTACHED TO SAID BLOCKS BY OPERATION OF LAW. ALSO TOGETHER WITH LOTS 1 - 6 AND LOTS 19 - 22 OF BLOCK 50, AND TOGETHER WITH THOSE PORTIONS OF VACATED STREETS AND ALLEY ADJACENT TO SAID LOTS OF BLOCK 50 WHICH ATTACHED TO SAID LOTS BY OPERATION OF LAW. TOGETHER WITH SOUTH HALF OF VACATED MAPLE STREET ADJACENT. ALSO TOGETHER WITH A PORTION OF POPLAR STREET, TAYLOR AVENUE, AND THE ALLEY IN BLOCK 50 IN THE PLAT OF LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, DESCRIBED AS FOLLOWS: THE EAST HALF OF TAYLOR AVENUE LYING SOUTH OF MAPLE STREET INCLUDING THOSE PORTIONS OF CEDAR STREET, PINE STREET, AND THE SOUTH HALF OF POPLAR STREET LYING WEST OF THE EAST LINE OF TAYLOR AVENUE AND ADJACENT TO LOTS 1-6 OF BLOCK 50: THE WEST HALF OF TAYLOR AVENUE LYING SOUTH OF THE CENTERLINE OF POPLAR STREET AND NORTH OF THE EASTEREY EXTENSION OF THE CENTERLINE OF THE ALLEY IN EXTENSION OF THE WEST LINE OF LOT 6, BLOCK 50 AND WEST OF THE CENTERLINE OF TAYLOR AVENUE; ALL OF THE ALLEY LYING BETWEEN LOTS 3, 4, 5, 6, 19, 20, 21 & 22 BLOCK 50; THE NORTH HALF OF THE ALLEY LYING ADJACENT TO LOTS 1 AND 2, BLOCK 50; ALL AS SHOWN ON THE PLAT OF "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES. ALSO TOGETHER WITH THE EAST HALF OF VACATED TAYLOR STREET ADJACENT TO BLOCK 27 AND 49.



EXHIBIT A, page 2

LEGAL DESCRIPTION OF INDIVIDUAL LOTS ON PROPERTY

LOT 1

Block 22 and Block 23, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.

LOT 2

Block 44, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Block by operation of law.

LOT 3

Block 45, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Block by operation of law;

AND TOGETHER WITH that portion of the south 60 feet of the northwest quarter of the northwest quarter of Section 8, Township 34 North, Range 2 East, W.M. lying west of Miller Road.

LOT 4

Block 43 and Block 46, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.

LOT 5

Block 24 and Block 25, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.



EXHIBIT A, page 3

LEGAL DESCRIPTION OF INDIVIDUAL LOTS ON PROPERTY

LOT 6

Block 20 and Block 21, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.

LOT 7

Block 42 and Block 47, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.

LOT 8

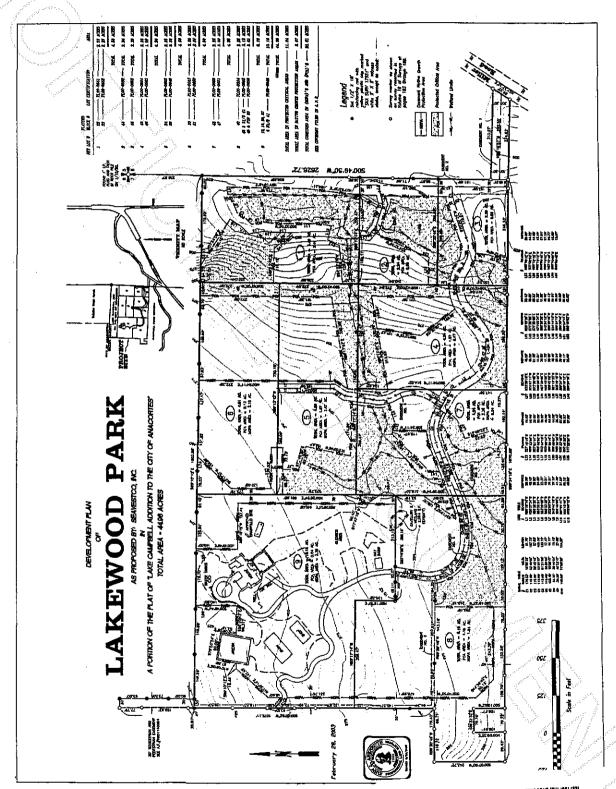
Block 40, Lots 13 through 24 of Block 41, Block 48, Block 49, Lots 1 through 6 and Lots 19 through 22 of Block 50, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said lots and blocks by operation of law.

LOT 9

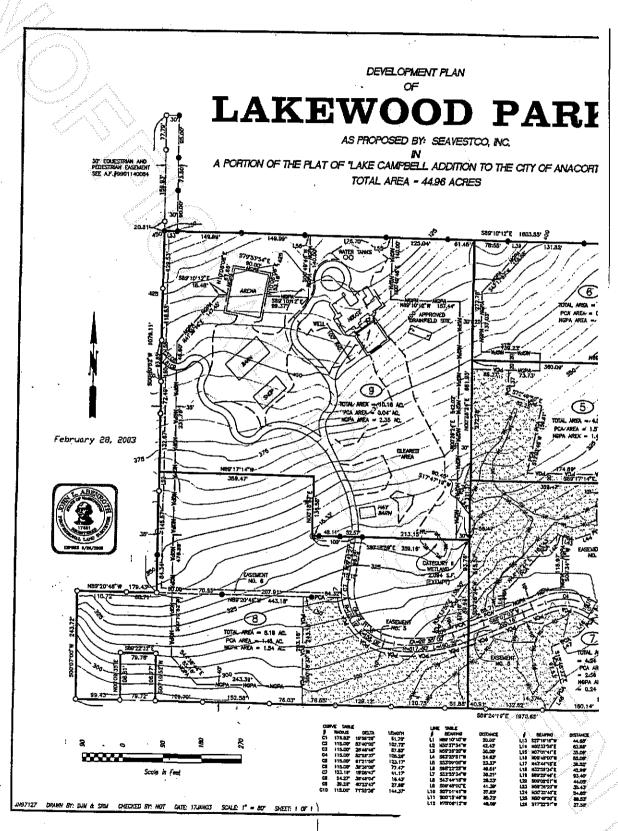
Block 18, Block 19, Block 26, Block 27, Lots 1 through 12 of Block 41, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington;

TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said lots and blocks by operation of law.











EXHIBIT_B

