



200604260199

Skagit County Auditor

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Restrictive Covenant And Well Agreement

Grantor(s), Dale W. Hall and Beverly A. Hall, brother and sister, herein, are the owners of the following described real estate, situated in Skagit County, Washington and as shown on Exhibit "A".

Tract 3, Skagit county Tax Parcel number P 67180, as recorded in Volume 9 of Plats, page 30, records of Skagit, County, Washington.

Grantor(s), hereby, agree to enter into a Restrictive Covenant and Well Agreement with **Grantee(s), Island Services LLC, a Washington Company and Ralph Gregory**, a single man, herein, the owners of the following described real estate, situated in Skagit County, Washington and as shown on Exhibit "A".

Island Services LLC – Tracts 6 and 7, Skagit County Tax Parcel numbers P 67187 and P 67188, Assessors Plat of Leadbetters Sinclair Tracts, as recorded in volume 9 of Plats, page 30, records of Skagit County, Washington.

Ralph Gregory – Tract 5 and a portion of Tract 4, Skagit County Tax Parcel numbers P 67186, P 67183 and P 67181, Assessors Plat of Leadbetters Sinclair tracts, as recorded in volume 9 of Plats, page 30, records of Skagit County, Washington.

Grantor(s), hereby agree to grant easements to Grantee(s), allowing Grantee(s) to construct, operate, own and maintain a domestic water well, waterworks, an existing water tower/storage tank and complete construction of an existing generator shed to serve the Grantee(s) above described real estate, as shown on Exhibit "A".

Grantor(s) and Grantee(s) agree to use their best efforts and to be responsible for keeping water supplied, from said well and existing water tower/storage tank, as shown on Exhibit "A", free of impurities, which may be injurious to public health. At all times, the grantor(s) are to prevent certain practices, within a one

hundred foot radius of said well, which may contaminate water supply. The Grantor(s) agree that this covenant is binding to all parties having or acquiring any right, title or interest in their land and this covenant shall run with the Grantor(s) land. All successors shall use their best efforts to provide a clean, safe water source from said well and water tower/storage tank located on said legally described Grantor(s) land. The Grantor(s) or any heirs, successors and assigns agree they shall not construct or maintain any potential source of contamination, such as septic tanks, drain fields, sewer lines underground storage tanks, roads, vehicles, structures other than an existing water tower/storage tank, animals, enclosures for maintaining fowl, animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste or any other form of materials which may be hazardous to a domestic water source and supply, within the said one hundred foot radius well protection zone easement as shown on Exhibit "A".

Grantor(s) acknowledge and agree said well, existing water tower/storage tank and waterworks located within said easements, as shown on Exhibit "A", shall be the sole ownership of the Grantee(s) and there shall be no obligation of cost to the Grantor's for construction of said well and waterworks. In exchange for Grantor(s) granting of said easements, Grantee(s), at no cost or obligation to Grantor(s), agree to provide a water service connection from a public water system to Grantor(s) residence and provide continual maintenance of said well, water tower/storage tank and waterworks systems. Grantee(s) agree to purchase said existing water tower/storage tank from grantor(s) for the sum total of ten-thousand dollars (\$10,000.00). Grantor(s) agree to grant a twenty-foot by twenty-foot easement to Grantee(s), as shown on Exhibit "A", for purposes of maintaining and operating an existing water tower/storage tank on grantee(s) property. In addition, Grantor(s) agree to grant Grantee(s) a ten-foot wide access easement, as shown on Exhibit "A" from said well to said water tower/storage tank, for purposes of ingress, egress and inspection/maintenance of said water tower/storage tank.

Grantor(s) agree to grant a ten-foot wide access, waterline and power supply easement to Grantee(s) from said well location to Grantor(s) northwesterly property corner, for purposes of ingress, egress, inspection and continual maintenance of said well, waterworks systems, waterline and power connections, as shown on Exhibit "A". Grantee(s) shall construct a waterline and power supply system within said easement at their expense, with no cost obligation to grantor(s).

Grantor(s) agree to grant a fifteen-foot by fifteen-foot wide easement to Grantee(s) for an existing generator shed, as shown on Exhibit "A". Grantee(s) agree to complete the construction of said shed in accordance with standard building practices, including adequate fire protection. Generators shall be installed within said shed and power shall be supplied to said well by Grantee(s).



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Said shed, generators and said power connection to said well, shall be constructed and installed by Grantee(s) at their cost, with no cost obligation to Grantor(s). Grantor(s) acknowledge and agree said generator shed and all fixtures within said shed, shall be the sole ownership of the Grantee(s).

Grantee(s) reserve the right to sell or exchange their said legally described real estate or add additional real estate for water use from said well. Grantor(s) acknowledge that Grantee(s) plan to create a public water system to serve their current and future domestic water needs from said well. Grantor(s) acknowledge that their said, legally described real estate, will be made a part of the said public water system and Grantor(s) agree to participate and cooperate in the execution of all necessary documentation, allowing Grantee(s) to proceed with application and approval of a public water system.



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All parties agree that this agreement, herein, shall run with the land and shall be binding to all parties hereto, their heirs, successors or assigns and all subsequent owners thereof.

WITNESS _____ hand _____ this _____ day of _____, 2006

Dale W. Hall
Dale W. Hall, Grantor

Beverly A. Hall - Perry
Beverly A. Hall, Grantor

Robert Pedersen
Robert Pedersen
Island Services LLC, Grantee

Patricia Pedersen
Patricia Pedersen
Island Services LLC, Grantee

Ralph Gregory
Ralph Gregory, Grantee

State of Washington
County of Skagit

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this _____ day of _____, 2006, personally appeared before me **Dale W. Hall** to me known to be the individual described in and who executed the within instrument and acknowledged that they signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year above written.

Notary Public in and for the State of Washington, residing at

My Commission Expires: _____



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles } ss.

On April 17, 2006, before me,

personally appeared

Date

before me,

} ss.

Beverly Sue Weir

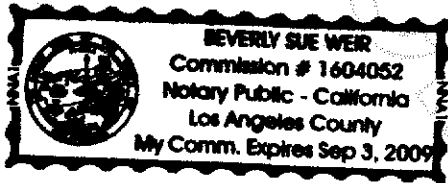
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

Beverly Anita Hall - Perez

Name(s) of Signer(s)

personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal Above

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

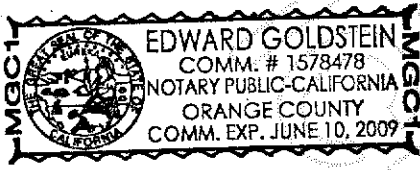
State of California

County of Orange

On April 19, 2006 before me, Edward Goldstein
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Dale W. Hall
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Edward Goldstein
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

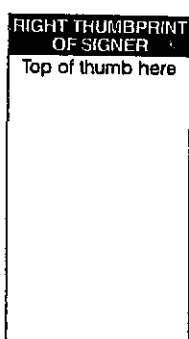
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

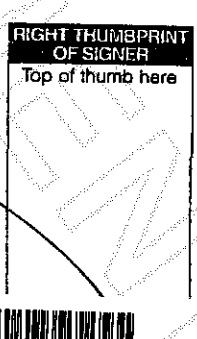
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:



State of Washington
County of Skagit

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this _____ day of _____, 2006, personally appeared before me **Beverly A. Hall** to me known to be the individual described in and who executed the within instrument and acknowledged they signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year above mentioned

Notary Public in and for the state of Washington, residing at

My Commission Expires : _____

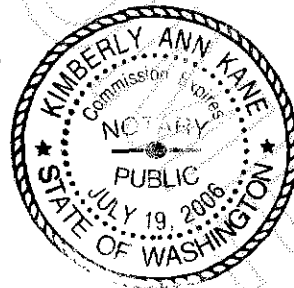
State of Washington
County of Skagit

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 23rd day of Nov, 2006, personally appeared before me **Robert Pedersen** to me known to be the individual described in and who executed the within instrument and acknowledged that they signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year above written.

Kimberly Ann Kane
Notary Public in and for the State of Washington, residing at

Unincorporated
My Commission Expires July 19, 2007



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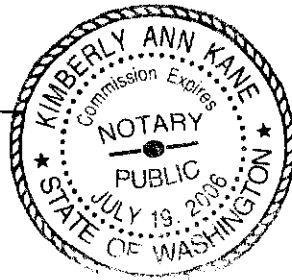
State of Washington
County of Skagit

I, the undersigned, a Notary Public in and for the above named County and state, do hereby certify that on this 23rd day of March, 2006, personally appeared before me **Patricia Pedersen** to me known to be the individual described in and who executed the within instrument and acknowledged that they signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year above written.

Kimberly Ann Kane
Notary public in and for the State of Washington, residing at

Anacortes Washington
My Commission Expires: July 19, 2006



State of Washington
County of ~~Skagit~~ Walla Walla

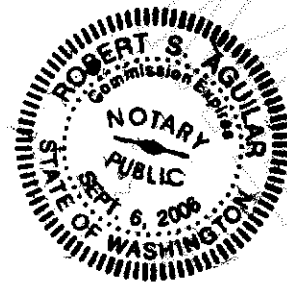
I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 17 day of March, 2006, personally appeared before me **Ralph Gregory** to me known to be the individual described in and who executed the within instrument and acknowledged that they signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year above written.

Robert S. Aguilar
Notary Public in and for the State of Washington, residing at

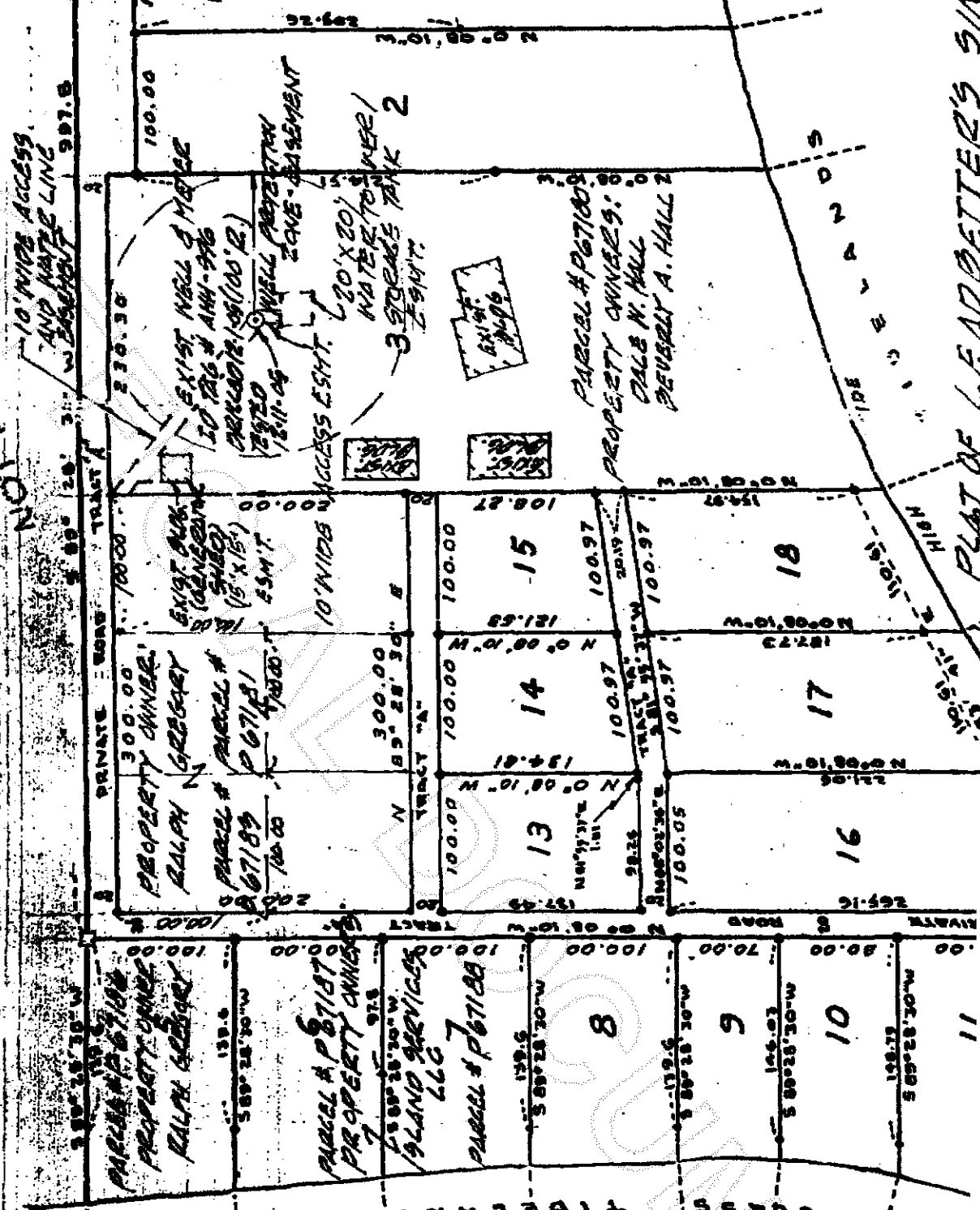
Walla Walla WA

My Commission Expires: 9-6-06



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NOT A PART OF THIS MAP



PLAT OF LEAD BETTER'S SIN

TRIO STRAIT



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