



200607200165
Skagit County Auditor

7/20/2006 Page 1 of 3 3:43PM

WHEN RECORDED RETURN TO:

Island Design Works, LLC
P.O. Box 1956
Anacortes, WA 98221

122055-PAEJ

LAND TITLE OF SKAGIT COUNTY

DOCUMENT TITLE(S):
Height Restriction

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:
Island Design Works, LLC

GRANTEE:
David N. Rolph and Catherine A. Houck, husband and wife

ABBREVIATED LEGAL DESCRIPTION:
Lots 11-16, Ptn Lot 17, Blk. 230, City of Anacortes

TAX PARCEL NUMBER(S):
P56324
P118949

HEIGHT RESTRICTION
Skagit County Tax Parcel Number P56324 - "Site A"

Grantor: Island Design Works, LLC.

Grantee(s): David N. Rolph and Catherine A. Houck, husband and wife

Legal Description: All of Lots 11, 12, 13, 14, 15, 16 and the West 23 feet of Lot 17 of Block #230, Map of the City of Anacortes, according to the Plat thereof recorded in Volume 2 of Plats, Pages 4-7, records of Skagit County. Section 24, Township 35, Range 1, in SW ¼.

Assessor's Tax Parcel Numbers: P56324 and P118949.

Reference Numbers of Documents Assigned or Released: N/A

1. Island Design Works, LLC., is the legal owner of the following real property:

Assessor's Tax Parcel Number P56324, Records of Skagit County, Washington: City of Anacortes, Block 230, the East ½ of Lot 14, all of Lots 15 and 16, the West 23 feet of Lot 17, and the South 5 feet of vacated alley that would attach by operation of law, is herein referred to as "Site A."

2. David N. Rolph and Catherine A. Houck, husband and wife, are the legal owners of the following real property:

Assessor's Tax Parcel Number P118949, Records of Skagit County, Washington: City of Anacortes, Block 230, Lots 11 through 13 and the West 15 feet of Lot 14, Block 230, Survey recorded under AF#200207120129, is herein referred to as "Site 1."

3. The undersigned Island Design Works, LLC, as the legal owner of Site A hereby adopts the following height restriction on Site A, which height restriction is intended to benefit and protect the present and future owners of Site 1: No building or structure of any kind shall be constructed, maintained, or allowed to be constructed or maintained with a height greater than the highest point of the original building structure on Site A as constructed on January 1, 2006, which measures 12 feet and 4 inches above the Northeast corner of Site 1 as marked with rebar in a concrete driveway ("Height Restriction").
4. The Height Restriction is created solely for the benefit of the present and future owners of Site 1 and no other real property whatsoever shall benefit from this Height Restriction. The provisions of this Height Restriction shall run with the land and shall be binding upon all parties assuming or acquiring any rights, title or interest in Site A.
5. In the event any suit, action or other proceeding with respect to the subject matter, interpretation or enforcement of this Height Restriction, whether at law or in equity, the prevailing party, as determined by the Court, agency or other authority before which such suit, action or proceeding is commenced shall, in addition to such other relief as may be



200607200165
Skagit County Auditor

