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Skagit County Auditor

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Document Title: Declaration of Restrictive Covenant

Reference Number :

Grantor(s):  additional grantor names on page \_\_\_

1. Dean R. Hasenbalg
2. Angela D. Hasenbalg

Grantee(s):  additional grantee names on page \_\_\_

1. PUBLIC
- 2.

Abbreviated legal description:  full legal on page(s) \_\_\_

LOT 4 Block 1 LaConner

Assessor Parcel / Tax ID Number:  additional tax parcel number(s) on page \_\_\_

PARCEL B  
P73987

**DECLARATION OF RESTRICTIVE COVENANT**

**WHEREAS, Dean and Angela Hasenbalg** (“Declarant”) is the owner of real property described below (the “Property”), which Property currently contains a single family residence (“Primary Dwelling Unit”); and

**WHEREAS,** Declarant has made application to the Town of La Conner for permission to construct and utilize on the Property an “Accessory Dwelling Unit” pursuant to LCC Section 15.110.080 (the “Code”); and

**WHEREAS,** the code requires that:

- (1) The owner of the property must live in either the primary dwelling or the accessory dwelling.
- (2) The applicant shall provide evidence of a recorded deed restriction prior to the issuance of a conditional use permit.
- (3) The accessory dwelling may be no more than 700 square feet in size.
- (4) The single-family appearance and character of the dwelling unit shall be maintained when viewed from the surrounding neighborhood. The accessory unit shall be compatible in appearance and character with the primary dwelling unit.
- (5) At least two spaces of off-street parking will be provided for the primary dwelling and a single off-street parking space shall be provided for the accessory dwelling unit.

**WHEREAS,** Declarant accepts as reasonable the Conditions and agrees that this fully executed Declaration Restrictive Covenant (Declaration”) shall be recorded at Declarant’s expense by the Town of Conner upon approval of the Declarant’s application;

**DECLARANT HEREBY DECLARES THAT,** with respect to the real property legally described as follows,

**PARCEL "B" OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AF#200710080124 AKA LOT 4 AND THE NORTHERLY 32.9 FEET OF LOT 3, BLOCK I, MAP OF LACONNER AS PER PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 49, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.**

upon construction and occupation of any improvements permitted and intended as an Accessory Dwelling Unit the Conditions shall apply to the Property, to wit: (1) The owner of the property must live in either the primary dwelling or the accessory dwelling; (2) The applicant shall provide evidence of a recorded deed restriction prior to the issuance of a conditional use permit; (3) The accessory dwelling may be no more than 700 square feet in size; (4) The single-family appearance and character of the dwelling unit shall be maintained when viewed from the surrounding neighborhood. The accessory unit shall be compatible in appearance and character with the primary dwelling unit; (5) At least two spaces of off-street parking will be provided for the primary dwelling and a single off-street parking space shall be provided for the accessory dwelling unit.



