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Skagit County Auditor  
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**BP16-0386  
ACCESSORY DWELLING UNIT**

**Grantor/Property Owner: East Gardner LLC**

**Grantee: Skagit County Planning & Development Services**

P62505

**Legal Description: BURLINGTON AC, LOT 36, ACRES 3.98, MH SERIAL# KW7237, DK 12:(TITLE ELIMINATION) INCLUDING MANUFACTURED HOME 1979 KENTWOOD 56X24 SERIAL NUMBER KW7239: TRACT 4 AND THE NORTH 20 FEET OF TRACT 3 OF SHORT PLAT NO. 98-78, AS APPROVED DECEMBER 6, 1978, AND RECORDED DECEMBER 7, 1978, IN VOLUME 3 OF SHORT PLATS, PAGE 48, UNDER AUDITOR'S FILE NO. 892644, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 36, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID TRACT 4, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF TRACT 1 OF SAID SHORT PLAT; THENCE NORTH ALONG THE EAST LINES OF TRACTS 1, 2 AND 3 OF SAID SHORT PLAT TO A POINT ON THE SOUTH LINE OF THE NORTH 20 FEET OF SAID TRACT 3; THENCE EAST ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE TO A POINT ON A LINE PARALLEL WITH AND 10 FEET EAST OF THE EAST LINE OF TRACTS 1, 2 AND 3 OF SAID SHORT PLAT; THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT ON THE SOUTH LINE OF SAID TRACT 4; THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; ALSO EXCEPT THOSE PORTIONS OF TRACT 4, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 4; THENCE SOUTH 89 DEGREES 39'50" WEST ALONG THE NORTH LINE OF SAID TRACT 4, A DISTANCE OF 23.41 FEET; THENCE SOUTH 00 DEGREES 43'26" EAST, A DISTANCE OF 329.94 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 4; THENCE NORTH 89 DEGREES 37'16" EAST ALONG THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 21.44 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 4; THENCE NORTH 00 DEGREES 22'53" WEST ALONG THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 329.91 FEET TO THE TRUE POINT OF BEGINNING. AND EXCEPT COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89 DEGREES 39'50" WEST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 28.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 31'5" EAST, A DISTANCE OF 12.65 FEET; THENCE NORTH 89 DEGREES 44'28" WEST PARALLEL WITH AND 5 FEET NORTH OF AN EXISTING FENCE LINE RUNNING EAST AND WEST, A DISTANCE OF 303.42 FEET TO A FENCE LINE WHICH RUNS NORTH AND SOUTH; THENCE NORTH 00 DEGREES 45'10" WEST ALONG SAID FENCE LINE, A DISTANCE OF 9.50 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE NORTH 89 DEGREES 39'50" EAST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 303.45 FEET TO THE TRUE POINT OF BEGINNING.**

I/we declare that pursuant to Skagit County Code 14.16.710, I/we am/are the property owner(s) of tax parcel ID # 62505 located at 212 CARBONER Road and that I/we am/are making application to create an accessory dwelling unit that will be in compliance with Skagit County Code provisions requiring that the property owner(s) or an immediate family member of the property owner resides in the principal dwelling unit or the accessory dwelling unit.

As property owner(s), I/we declare that, I/we will notify any prospective purchasers of the occupancy limitations of the accessory dwelling unit as regulated in Skagit County Code 14.16.710. Furthermore, if any of the provisions of SCC 14.16.710 are violated, it is acknowledged that this is cause for removal of the accessory dwelling unit. I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct and will be addressed should a transfer of property ownership occur.

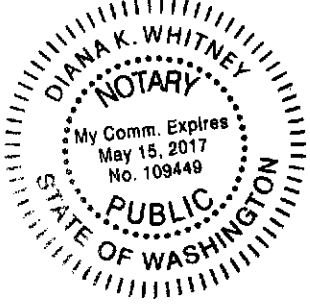
EXECUTED at Burlington, Washington this 10<sup>th</sup> day of August, 2016

[Signature]  
Declarant manager

\_\_\_\_\_  
Declarant

**ACKNOWLEDGEMENT**  
STATE OF WASHINGTON )  
SS )  
COUNTY OF SKAGIT )

On this day personally appeared before me Kendall D. Gentry, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



Notary Diana K. Whitney GIVEN under my hand and official seal this 10<sup>th</sup> day of AUGUST, 2016.  
NOTARY PUBLIC in and for the State of WASHINGTON residing in:  
Bow My Commission Expires: 15 MAY 2017

UNRECORDED DOCUMENT