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Skagit County Auditor

WHEN RECORDED RETURN TO:

Greg W. Haffner  
Curran Law Firm P.S.  
33400 9th Avenue S., Suite 120  
Federal Way, WA 98003

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Josie Bear  
DATE 7.6.22

Abbreviated Legal: Ptn Gov. Lot 2, 26036-2 E W.M.  
Additional legal(s) on pages: 3-7

AMENDMENT OF RESTRICTIVE COVENANTS

GRANTORS/GRANTEES, Teodor A. Rempel and Doris C. Rempel, husband and wife, owners of tax parcel number P123399, and Marcus Rempel and Sandi Everlove, husband and wife, owners of tax parcel number P123400, both as legally described as set forth on the attached Exhibit "A", and both properties identified in the Statutory Warranty Deed recorded under Skagit County Auditor Number 200511030028, hereby amend Exhibit "B" of said deed, Addendum Reciprocal Restrictive Covenants, to replace said Exhibit "B" with the attached Exhibit "B".

DATED 7/1/2022, 2022.

Teodor A. Rempel  
Teodor A. Rempel

Doris C. Rempel  
Doris C. Rempel

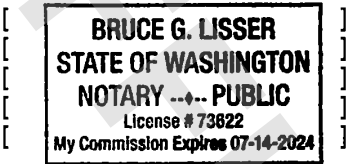
Marcus Rempel  
Marcus Rempel

Sandi Everlove  
Sandi Everlove

State of Washington  
County of SKEWAT

I know or have satisfactory evidence that Teodor A. Rempel and Doris C. Rempel are the persons who appeared before me and acknowledged that they signed this instrument as their free and voluntary act for the uses and purposes mentioned herein.

DATED this 4<sup>th</sup> day of July, 2022.

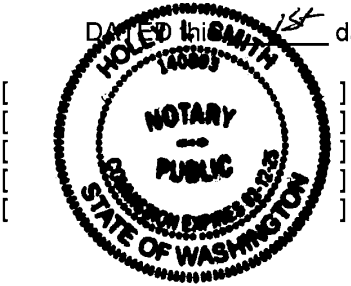


[Signature]  
NOTARY PUBLIC in and for Washington  
Residing at Mount Rainier  
Commission expires 7-14-24  
Name: Bruce G. Lisser

State of Washington  
County of King

I know or have satisfactory evidence that Marcus Rempel and Sandi Everlove are the persons who appeared before me and acknowledged that they signed this instrument as their free and voluntary act for the uses and purposes mentioned herein.

DATED this 1<sup>st</sup> day of July, 2022.



[Signature]  
NOTARY PUBLIC in and for Washington  
Residing at Ren  
Commission expires 2/12/25  
Name: Holly L. Smith

**Exhibit "A"**Legal DescriptionsParcel 123399:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING SOUTHERLY OF THE CENTERLINE OF HR. RONEY ROAD #295; EXCEPT THE FOLLOWING DESCRIBED TRACTS 1, 2, 3, 4 AND 5: 1. THE WEST 250 FEET THEREOF. 2. COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 89-44-30 EAST, ALONG THE SOUTH LINE OF SECTION 26, A DISTANCE OF 667.05 FEET TO A NAIL IN THE BLACK TOP MARKING 1/64TH CORNER; THENCE NORTH 01-03-26 EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF GOVERNMENT LOT 2, A DISTANCE OF 441.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 01-03-26 EAST, ALONG THE SAID EAST LINE, TO THE SOUTHERLY LINE OF THE HR. RONEY ROAD #295, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO ROLAND RICHARD RUEB, JR., BY DEED RECORDED MAY 14, 1980, UNDER AUDITOR'S FILE NO. 8005140004, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTHERLY, ALONG SAID EAST LINE, A DISTANCE OF 15 FEET, MORE OR LESS, TO THE CENTERLINE OF THE VACATED H.R. RONEY ROAD #295; THENCE NORTH 82-27-40 WEST, ALONG SAID CENTERLINE, A DISTANCE OF 200.60 FEET; THENCE SOUTH 00-47-39 WEST, A DISTANCE OF 280.00 FEET; THENCE EASTERLY IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING. 3. BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 250 FEET OF SAID GOVERNMENT LOT 2 WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89-44-30 EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 225.00 FEET; THENCE NORTH 11-39-17 WEST A DISTANCE OF 125.00 FEET; THENCE NORTH 89-44-30 WEST A DISTANCE OF 36.00 FEET; THENCE NORTH 11-39-17 WEST A DISTANCE OF 121.00 FEET; THENCE NORTH 89-44-30 WEST A DISTANCE OF 138.00 FEET TO THE EAST LINE OF THE WEST 250 FEET OF SAID GOVERNMENT LOT 2; THENCE SOUTH 01-03-26 WEST, ALONG THE EAST LINE OF THE WEST 250 FEET OF SAID GOVERNMENT LOT 2 TO THE POINT OF BEGINNING. 4. THE NORTH 5 FEET OF THE SOUTH 1/2 OF VACATED H.R. RONEY ROAD #295 LYING BETWEEN THE SOUTHERLY EXTENSION OF THE WEST LINE OF EXCEPTION NO. 2 ABOVE AND THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE FOLLOWING DESCRIBED TRACT: THE EAST 16.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 80.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE EAST 417.50 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. 5. THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 89-44-30 EAST ALONG THE SOUTH LINE OF SECTION 26, A DISTANCE OF 667.05 FEET TO A NAIL IN THE BLACK TOP MARKING 1/64 CORNER; THENCE NORTH 1-03-26 EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF GOVERNMENT LOT 2, A DISTANCE OF 441.61 FEET TO A POINT 250 FEET SOUTHERLY OF THE SOUTHERLY LINE OF THE HR. RONEY ROAD NO. 295, AND 130 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO ROLAND RICHMOND RUEB, JR., BY DEED RECORDED MAY 14, 1980, UNDER

AUDITOR'S FILE NO. 8005140004, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF GOVERNMENT LOT 2, A DISTANCE OF 100 FEET TO THE SOUTHEAST CORNER OF A TRACT CONVEYED TO DAVID C. MORELAND AND EILEEN K. SMITH MORELAND, HUSBAND AND WIFE, BY DEED RECORDED OCTOBER 22, 1990, UNDER AUDITOR'S FILE NO. 9010220080, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 85-30-56 WEST ALONG SAID SOUTH LINE OF SAID MORELAND TRACT, A DISTANCE OF 100.55 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID MORELAND TRACT; THENCE NORTH 0-47-39 EAST, ALONG THE WEST LINE OF SAID MORELAND TRACT, A DISTANCE OF 180.00 FEET, MORE OR LESS, TO THE CENTERLINE OF VACATED H. R. RONEY ROAD NO. 295; THENCE WESTERLY, ALONG THE CENTERLINE OF VACATED H.R. RONEY ROAD NO. 295, A DISTANCE OF 100.00 FEET; THENCE SOUTH 0-47-39 WEST, A DISTANCE OF 280.00 FEET, MORE OR LESS, TO A POINT SOUTH 85-30-56 WEST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 85-30-56 EAST, A DISTANCE OF 200.55 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. TOGETHER WITH THE WEST 24.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE EAST 40.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 80.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE EAST 417.50 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. LYING NORTH OF HR. RONEY ROAD #295. TOGETHER WITH THAT PORTION OF THE SOUTH 1/2 OF VACATED RONEY ROAD RIGHT-OF-WAY LYING EASTERLY OF THE EAST LINE OF THE WEST 250.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. PREVIOUSLY ATTACHED TO THE EAST 135.00 FEET OF THE WEST 250.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF SAID GOVERNMENT LOT 2, LYING SOUTH OF RONEY ROAD. AND TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED H.R. RONEY ROAD NO. 295 LYING EASTERLY OF THE EAST LINE OF THE WEST 250.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. AND WESTERLY OF THE EAST LINE OF THE WEST 40.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE EAST 417.50 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS B AND C OF THE FOLLOWING DESCRIBED PROPERTY (BOUNDARY LINE ADJUSTMENT PROPERTY DESCRIBED IN EXHIBIT C): PARCEL 'A' THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 89-44-30 EAST ALONG THE SOUTH LINE OF SECTION 26, A DISTANCE OF 667.05 FEET TO A NAIL IN THE BLACK TOP MARKING 1/64 CORNER; THENCE NORTH 1-03-26 EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF GOVERNMENT LOT 2, A DISTANCE OF 441.61 FEET TO A POINT 250 FEET SOUTHERLY OF THE SOUTHERLY LINE OF THE HR. RONEY ROAD NO. 295, AND 130 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO ROLAND RICHMOND RUEB JR., BY DEED RECORDED MAY 14, 1980 UNDER AUDITOR'S FILE NO. 8005140004, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF GOVERNMENT LOT 2, A DISTANCE OF 100 FEET TO THE

SOUTHEAST CORNER OF A TRACT CONVEYED TO DAVID C. MORELAND AND EILEEN K. SMITH MORELAND, HUSBAND AND WIFE, BY DEED RECORDED OCTOBER 22, 1990, UNDER AUDITOR'S FILE NO. 9010220080, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 85-30-56 WEST ALONG SAID SOUTH LINE OF SAID MORELAND TRACT, A DISTANCE OF 100.55 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID MORELAND TRACT; THENCE NORTH 0-47-39 EAST, ALONG THE WEST LINE OF SAID MORELAND TRACT, A DISTANCE OF 180.00 FEET, MORE OR LESS, TO THE CENTERLINE OF VACATED H.R. RONEY ROAD NO. 295; THENCE WESTERLY, ALONG THE CENTERLINE OF VACATED H.R. RONEY ROAD NO. 295, A DISTANCE OF 100.00 FEET; THENCE SOUTH 0-47-39 WEST, A DISTANCE OF 280.00 FEET, MORE OR LESS, TO A POINT SOUTH 85-30-56 WEST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 85-30-56 EAST, A DISTANCE OF 200.55 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. PARCEL 'B' THE EAST 16.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 40.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE EAST 377.50 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING NORTH OF VACATED H.R. RONEY ROAD NO. 295. TOGETHER WITH THAT PORTION OF THE VACATED NORTH 1/2 OF THE NORTH 1/2 OF HR. RONEY ROAD NO. 295 WITHIN THE EAST 5.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 40.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE EAST 377.50 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 23, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. PARCEL 'C' THAT PORTION OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: THE NORTH 5 FEET OF THE SOUTH 1/2 OF VACATED H.R. RONEY ROAD NO. 295 LYING BETWEEN THE WEST LINE OF PARCEL 'A' ABOVE-DESCRIBED AND THE WEST LINE OF THE EAST 5 FEET OF PARCEL 'B' ABOVE-DESCRIBED. EXCEPTING FROM ALL OF THE ABOVE THAT PORTION OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 89-44-30 EAST FOR A DISTANCE OF 666.56 FEET (CALLED 662.05 FEET IN PREVIOUS DESCRIPTION), MORE OR LESS, TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID GOVERNMENT LOT 2; THENCE SOUTH 1-03-44 EAST (CALLED NORTH 1-03-26 EAST ON PREVIOUS DESCRIPTION) FOR A DISTANCE OF 440.76 FEET (CALLED 441.61 FEET ON PREVIOUS DESCRIPTION) TO A POINT 250.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF HR. RONEY ROAD NO. 295 AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO MICHAEL T. JOHNSON AND ANNETTE EVERLOVE, HUSBAND AND WIFE, BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 200511030023 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 86-44-31 WEST (CALLED SOUTH 85-30-56 WEST ON PREVIOUS DESCRIPTION) ALONG THE SOUTH LINE OF SAID JOHNSON-EVERLOVE PARCEL FOR A DISTANCE OF 198.15 FEET (CALLED 200.55 FEET ON PREVIOUS DESCRIPTION) TO THE SOUTHWEST CORNER OF SAID JOHNSON-EVERLOVE PARCEL; THENCE SOUTH 0-47-32 WEST (CALLED SOUTH 0-47-39 WEST ON PREVIOUS DESCRIPTION) ALONG THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID JOHNSON- EVERLOVE PARCEL FOR A DISTANCE OF 53.55 FEET; THENCE SOUTH 88-56-16 EAST FOR A DISTANCE OF 197.76 FEET, MORE OR LESS, TO THE EAST LINE OF SAID WEST 1/2 OF GOVERNMENT LOT 2 AT A POINT BEARING SOUTH 1-03-44 WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 1-03-

44 EAST ALONG SAID EAST LINE FOR A DISTANCE OF 45.96 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. SURVEY AF#202203310209

Parcel 123400:

That Portion of Government Lot 2 in Section 26, Township 36 North, Range 2 East, W.M., described as follows:

BEGINNING at the South 1/4 corner of said Section 26; thence South 89° 44' 30" East, along the South line of Section 26, a distance of 667.05 feet to a nail in the black top marking 1/64 corner; thence North 1° 03' 26" East, along the East line of the West 1/2 of Government Lot 2, a distance of 441.61 feet to a point 250 feet Southerly of the Southerly line of the H.R. Roney Road No. 295, and 130 feet Southerly of the Southeast corner of that tract conveyed to Roland Richmond Rueb Jr., by deed recorded May 14, 1980 under Auditor's File No. 8005140004, records of Skagit County, Washington, and the true point of beginning; thence continue North along the East line of the West 1/2 of Government Lot 2, a distance of 100 feet to the Southeast corner of a tract conveyed to David C. Moreland and Eileen K. Smith Moreland, husband and wife, by deed recorded October 22, 1990, under Auditor's File No. 9010220080, records of Skagit County, Washington; thence South 85° 30' 56" West, along said South line of said Moreland tract, a distance of 100.55 feet, more or less, to the Southwest corner of said Moreland tract; thence North 0° 47' 39" East, along the West line of said Moreland tract, a distance of 180.00 feet, more or less, to the centerline of vacated H.R. Roney Road No. 295; thence Westerly, along the centerline of vacated H.R. Roney Road No. 295, a distance of 100.00 feet; thence South 0° 47' 39" West, a distance of 280.00 feet, more or less, to a point South 85° 30' 56" West, of the true point of beginning; thence North 85° 30' 56" East, a distance of 200.55 feet, more or less, to the true point of beginning.

TOGETHER WITH that portion of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

BEGINNING at the South 1/4 corner of said Section 26; thence South 89° 44' 30" East, for a distance of 666.56 feet (called 662.05 feet in previous description), more or less, to the Southeast corner of the West 1/2 of said Government Lot 2; thence South 1° 03' 44" East, (called North 1° 03' 26" East on previous description) for a distance of 440.76 feet (called 441.61 feet on previous description) to a point 250.00 feet Southerly of the Southerly line of H.R. Roney Road No. 295 and being the Southeast corner of that certain parcel conveyed to Michael T. Johnson and Annette Everlove, husband and wife, by Statutory Warranty deed recorded under Auditor's File No. 200511030023 and being the true point of beginning; thence North 86° 44' 31" West, (called South 85° 30' 56" West, on previous description) along the South line of said Johnson-Everlove parcel for a distance of 198.15 feet (called 200.55 feet on previous description) to the Southwest corner of said Johnson-Everlove parcel; thence South 0° 47' 32" West (called South 0° 47' 39" West on previous description) along the Southerly projection of the West line of said Johnson- Everlove parcel for a distance of 53.55 feet; thence South 88° 56' 16" East for a distance of 197.76 feet, more or less, to the East line of said West 1/2 of Government Lot 2 at a point bearing South 1° 03' 44" West from the true point of beginning; thence North 1° 03' 44" East, along said East line for a distance of 45.96 feet, more or less, to the true point of beginning.

Situated in the County of Skagit, State of Washington

**Exhibit "B"**Amendment of Restrictive Covenants

1. Except as otherwise provided herein, no structures, additions to structures or fences shall be constructed, nor vegetation placed or allowed to grow, on any of the properties that will obstruct, hinder, or be within the line of sight of any portion of the water view or vista from any residence constructed on any of the properties, without the prior written consent of the affected property owner(s).
2. Notwithstanding the foregoing provision, the owner(s) of Parcel Number P123399 may build a second story on the existing house there, keeping within the building heights of the 2 parcels immediately West and East of Parcel Number P123399. Any such addition by the owner(s) of Parcel Number P123399 may also not extend beyond the current footprint of the house without the prior written consent of the owner(s) of Parcel P123400.
3. There shall be no construction within the north 162 feet of Parcel Number P123399 that lies between the structure called the barn on Parcel Number P123399 and the common boundary between Parcel Numbers P123399 and P123400, without the written permission of the owner(s) of P123400.
4. Other than trees that are hazardous or impair the health and development of the forest, no tree within the south 60 feet of Parcel Number P123400 and within the east 200 feet of Parcel Number 123399, both west of and adjacent to Seacliff Lane, may be harvested without the prior written consent of the owners of the other properties. Any trees that are removed must be replaced with new plantings.