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Skagit County Auditor

Ronald & Kandis Morris
2009 9th St.
Anacortes, WA. 98221

COVENANT FOR OWNER OCCUPANCY

Reference Number:

Project Number: BLD-2022-0697

Grantor(s):

1. Ronald J. Morris, Trustee for Ronald & Kandis Morris Trust, dated May 26, 2010
2. Kandis D. Morris, Trustee for Ronald & Kandis Morris Trust, dated May 26, 2010

Grantee:

THE CITY OF ANACORTES

Legal description: Lots 5 and 6, Block 176 Anacortes.

Assessor's Property Tax Parcel: 3772-176-006-0002/P56118

COVENANT FOR OWNER OCCUPANCY

This Covenant for Owner Occupant ("Covenant") is entered into by the undersigned owners of real property legally described in Exhibit A hereto, in the favor of the City of Anacortes as required for the issuance to the owners of a permit allowing the construction and/or use of an accessory dwelling unit on the property described in Exhibit A hereto ("the property").

Ronald J. Morris and Kandis D. Morris agrees as follows:


1. That they are the owners of the property located in Anacortes, Washington at 2009 9th St., Anacortes, WA 98221, and legally described in Exhibit A, and that there are no other owners;
2. That they applied for a permit to construct and or use an accessory dwelling unit on the property pursuant to Anacortes Municipal Code (AMC) 19.47.030 and makes this covenant as required by AMC 19.47.030(C)(10);
3. That the owners of the property will restrict the use of the principal and accessory dwelling unit on the property in compliance with the requirements of AMC 19.47.030;
4. That the owner with at least a 50 percent interest in the property will occupy either the principal dwelling unit or the accessory dwelling unit for six or more months each calendar year as the owner's principal residence unless a waiver has been applied for and granted by the City of Anacortes Planning, Community & Economic Development Department (PCED);
5. That if the owners of the property are unable or unwilling to fulfill the requirements of AMC 19.47.030 for owner occupancy, then the owners will remove those features of the accessory dwelling that make it a dwelling unit, as determined by PCED, including but not limited to removing electrical and plumbing fixtures and connections;
6. That this covenant shall run with the land and be binding upon the property owners, their heirs and assigns, and upon any parties subsequently acquiring any right, title or interest in the property;
7. That the undersigned owners and their heirs, successors and assigns will inform all prospective purchasers of the property of the terms of this Covenant; and
8. That this Covenant will be recorded by the owners in the real estate records of the Skagit County Auditor's Office as a deed restriction, prior to issuance of the permit allowing construction and/or use of an accessory dwelling unit on the property.


Owner Signature

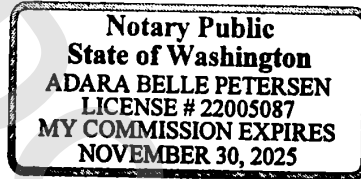

Owner Signature

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

On this 5th day of DECEMBER, 20 22, before me, a Notary Public in the State of Washington, duly commissioned and sworn, personally appeared Ronald J. Morris & Kandis D. Morris personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be a free and voluntary act and deed for the uses and purposes mentioned in the instrument. IN WITNESS WHEREOF I have set my hand and official seal the day and year first above written.


(signature)

ADARA BELLE PETERSEN
(print or type name)



NOTARY PUBLIC in and for the State of Washington
Residing at BURLINGTON.

My commission expires 11-30-25.

EXHIBIT A TO OWNER OCCUPANCY COVENANT

COMPLETE LEGAL DESCRIPTION OF PROPERTY SUBJECT TO COVENANT

LEGAL DESCRIPTION:

Lots 5 and 6, Block 176, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Situate in the City of Anacortes County of Skagit, State of Washington.

END OF EXHIBIT A