

When Recorded Return to:
BW & NS Investments LLC
2018 R Ave
Anacortes WA 98221

**RESTRICTIVE HEIGHT COVENANT
FOR
LOT 36 THE HIGHLANDS**

The Grantor(s) BW & NS Investments, LLC, herein are the owners of the following described real estate situated in Skagit County, State of Washington:

Lot 36, The Highlands on Fidalgo Island (P127455) also commonly known as 2903 17th Street, Anacortes, WA 98221

Legal Description: (0.3000 ac) LOT 36 OF HIGHLANDS ON FIDALGO ISLAND, RECORDED UNDER AF#200803170001, BEING A PORTION OF THE SOUTHEAST ¼ OF NORTHEAST ¼ OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

The Easements, Reservation, Restrictions and Covenants on the face of the Plat (AF#200803170001) are in effect for this lot.

In addition, the following restriction shall apply to this Lot 36, parcel 127455:

- A. The current maximum height restriction of 14' Feet on the East 80' Feet of the property will be amended as described in B below and shown on Exhibit A herein.
- B. The West 40' Ft of the restricted 80' Ft area shall be amended to be 8' Ft from the height restriction reference point and the East 40' Ft will remain at the height restriction of 14' Ft.

The maximum height of any structure or object will be measured from the height restriction reference point of 289.19' on the Southwest corner of Lot 36.

All provisions of this restrictive covenant shall run with the land and be binding to all parties having or acquiring any right, title, or interest in the land described herein or any part thereof and shall inure to the benefit of each lot owner thereof.

Grantors: BW & NS Investments, LLC

Nels Strandberg
Nels Strandberg, Managing Member

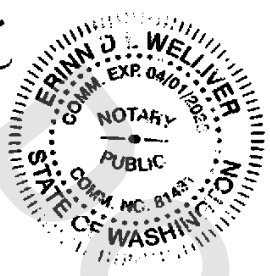
6/14/24
Dated

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 14th day of June, 2024 by
Nels Strandberg

Erinn D. Welliver
Signature

Notary Public
Title



My commission expires: 4/1/2026

