



201904250050

04/25/2019 01:26 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When Recorded, Return To:

City of Anacortes
Planning, Community, & Economic Development Department
904 6th Street / P.O. Box 547
Anacortes, Washington 98221



Grantor's Name: Urs & Harriet Kuhnlein
Tax Parcel #: P55396
Abbreviated Legal Description (Lot, Block, Subdivision Name/ Number):
ANACORTES, LOTS 18, 19, AND 20, BLOCK 73, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON. LOTS 18, 19, AND 20, BLOCK 73, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ACCESSORY DWELLING UNIT COVENANT:

LANDOWNER(S) NOTICE AGAINST PROPERTY TITLE (AMC § 19.44.020):

1. Each single-family-residence may have only one (1) accessory dwelling unit and these two units may not be condominiumized.
2. One (1) of the dwelling units must be occupied by one or more owners of the property as the owner's permanent and principal residence. "Owners" include title holders and contract purchasers. The applicant must record a notice against the property title with the County Auditor, on forms provided by the Department, describing this requirement.
3. The total number of persons who may occupy the principal and accessory dwelling units combined may not exceed the number of persons that are defined by Title 19 of the Anacortes Municipal Code as a "family."
4. The habitable floor area of the accessory dwelling unit may not exceed 900 square feet.

5. Any accessory dwelling unit included within a primary residence must have no interconnected interior spaces.
6. A minimum of three (3) off-street parking spaces must be provided for the principal and accessory dwelling units.
7. The appearance and character of the dwelling shall be maintained when viewed from the surrounding neighborhood. Only one (1) entrance to the residential structure may be located on any street side of the structure; provided that this limitation shall not affect the eligibility of a residential structure which has more than one (1) entrance on the front or street side on the effective date of the original ADU ordinance.
8. If a building permit is required, it must be issued before any construction or conversion work is done to establish the accessory dwelling unit.

I, Harriet Kuhnlein, declare that pursuant to Anacortes Municipal Code § 19.44.020, I am the landowner of tax parcel # P55396 located at 1204 6th Street and that I am making application to create an Accessory Dwelling Unit that will be in compliance with Anacortes Municipal Code regulations stated above and listed in AMC 19.44.020, and requiring that the property owner(s) resides in the principal dwelling unit or the accessory dwelling unit.

I hereby certify that the information on this application is true and correct and that the applicable requirements of the City of Anacortes will be met. As property owner(s), I declare that I will notify any prospective purchaser of the occupancy limitations of the Accessory Dwelling Unit as regulated by Anacortes Municipal Code. Furthermore, if any of the provisions of Anacortes Municipal Code 19.44.020 are violated, it is acknowledged that this is cause of the 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 Anacortes, Washington this 25 th day of April, 20 19

Harriet V. Kuhnlein

Declarant

Mr. Kuhnlein

Declarant

ACKNOWLEDGEMENT

STATE OF WASHINGTON)

ss.)

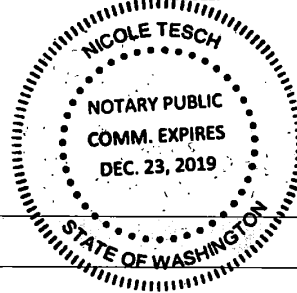
COUNTY OF SKAGIT)

On this 25th day of April, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Harriet and Vrs Kuhnlein, to be known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Nicole Tesch

Notary Public in and for the State of Washington,
residing at City of Anacortes



FOR OFFICE USE ONLY:	
Permit#: BLD-2019-0223 & BLD-2019-0224	
Address: 1204 6 th Street, Anacortes, WA 98221	
Signature: <u>Kevin Quichio</u>	Date: 4-17-2019