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DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS

Known All Men By These Presents:

That we, the undersigned, having a real interest in the tract of land described by this declaration; and do hereby declare the herein described division of land approved as short plat number 218906275SP on the 24th day of February, 1989, by the Department of Planning and Community Development of Snohomish County, subject to the following covenants and conditions:

1. That the land described by this Declaration may not be further subdivided in any manner by anyone within five (5) years of the above date of approval without a final plat, having been filed for record with the Auditor of Snohomish County, pursuant to the provisions of Ch. 58.17 RCW, and the resolutions of Snohomish County, and subject to the penalties attendant thereto.
2. That all subsequent deeds will contain provisions for private roads in the manner described herein.
3. Snohomish County has no obligation to build, improve, maintain or otherwise service the private roads contained within or providing service to this short subdivision.
4. That any private road will be subject to a utilities easement in favor of the grantor or his successor and of any electric, telephone, television cable, gas, water, or sewer company, public or private, or their permittees or assigns to install, construct, operate, maintain, alter, and repair their respective utilities, together with the right of ingress and egress for said purposes.
5. That with respect to any private road described by this Declaration whether it remains private or becomes a dedicated county road, there is the additional right to make all necessary slopes for cuts and fills; and the right to continue to drain said roads and ways over and across any lot or lots where the water might take a natural course upon reasonable grading pursuant to improvement for dedication of the roads and ways shown herein. Following reasonable grading pursuant to improvements for dedication of the roads and ways shown herein, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way or hamper proper road drainage.
6. That the legal description of the land herein subdivided into not more than four (4) parcels is attached hereto and incorporated by reference as though fully set out herein.
7. The sale or lease of less than a whole lot in this short subdivision is expressly prohibited except in compliance with the requirements of Title 19 or Title 20, S.C.C.
8. All landscaped areas in public rights-of-way shall be maintained by the owner and his successor(s) and may be reduced or eliminated by the County if deemed necessary for or detrimental to county road purposes.
9. That additional covenants, easements, and restrictions, if any, solely for the benefit of the grantor, his heirs, successors and assigns enforceable only by such persons, are attached hereto as exhibit(s) _____ and incorporated by reference as though fully set out herein.

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RECORDED BY SNOHOMISH COUNTY AUDITOR, DEAN V. WILLIAMS, COUNTY AUDITOR

That, but for the exception contained in paragraph (9) above, these covenants are for the mutual benefit of the grantor and his heirs, successors and assigns and are for the further purpose of compliance with the resolutions and regulations of Snohomish County and the county and such persons are specifically given the right to enforce these restrictions and reservations by injunction or other lawful procedure and to recover any damages resulting from such violation.

Dated this 15th day of Feb., 1989.

x Paul Tanis Jr.
(Grantor) _____ (Grantor)
PAUL TANIS, JR.

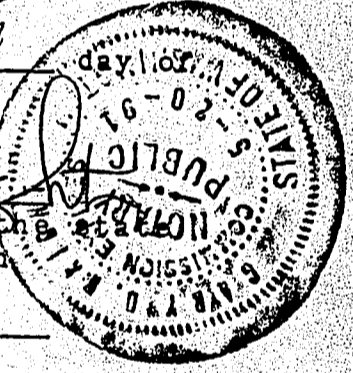
x Ella J.C. Tanis
(Grantor) _____ (Grantor)
ELLA J.C. TANIS

State of Washington)
County of Snohomish) ss.

On this day personally appeared before me Paul Tanis Jr. & Ella J.C. Tanis to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as the free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 15th day of Feb, 1989.

[Signature]
NOTARY PUBLIC in and for the state of Washington, residing in Marysville



State of Washington)
County of Snohomish) ss.

On this day personally appeared before me _____ to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that _____ signed the same as _____ free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 19____.

Filed for record FEB 24, 1989 3:59 AM-PM
Request Paul & Ella Tanis
DEAN V. WILLIAMS, Snohomish County Auditor

NOTARY PUBLIC in and for the state of Washington, residing in _____

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Dated this _____ day of _____, 19____.

[Signature]
(Grantor)

[Signature]
(Grantor)

(Grantor)

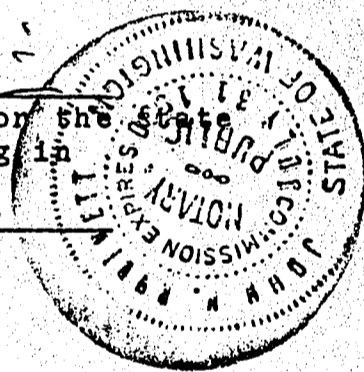
[Signature]
(Grantor)

State of Washington)
County of Snohomish) ss.

On this day personally appeared before me Mary D. Ball to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 26 day of October, 1988.

[Signature]
NOTARY PUBLIC in and for the state of Washington, residing in Evart



State of Washington)
County of Snohomish) ss.

On this day personally appeared before me John H. Robinett and Katherine Jo Robinett to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged to me that They signed the same as Their free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 27th day of October, 1988.

[Signature]
NOTARY PUBLIC in and for the state of Washington, residing in Bellevue

