

Return after filing:
Lang Investment Properties, LLC
5607 Parkside Dr
Marysville, WA 98270

Document name: Covenant and Agreement Related to the Vacation of a Portion of 271st Place NE, an Unopened Snohomish County Right-of-Way
Grantor: Lang Investment Properties, LLC, a Washington limited liability company
Grantee: Snohomish County, a political subdivision of the State of Washington
Legal Description: SW ¼, SW ¼ Section 22 Township 32 Range 5, Lots 1-2 Blk 3 and Lot 1 Blk 6, Plat of Town of Bryant
Tax Parcel No.: 00398600300100, 00398600600100

COVENANT AND AGREEMENT RELATED TO THE VACATION OF A PORTION OF 271st PLACE NE, AN UNOPENED SNOHOMISH COUNTY RIGHT-OF-WAY

This Covenant and Agreement is entered into by Lang Investment Properties, LLC, a Washington limited liability company, owning property in unincorporated Snohomish County and Snohomish County (the “County”), a political subdivision of the State of Washington.

RECITALS

WHEREAS, Lang Investment Properties, LLC and Donna Lang are the respective owners of Snohomish County Tax Parcel Nos. 00398600300100 and 00398600600100, which are separated by a portion of unopened Snohomish County right-of-way, 271st Place NE; and

WHEREAS, Lang Investment Properties, LLC is the owner of Tax Parcel No. 00398600300100, composed of two historic substandard lots and legally described as SW ¼, SW ¼ Section 22 Township 32 Range 5, Lots 1-2 Blk 3 Plat of Town of Bryant (the “Northern Parcel”); and

WHEREAS, Donna Lang is the owner of Tax Parcel No. 00398600600100, composed of one historic lot and legally described as SW ¼, SW ¼ Section 22 Township 32 Range 5, Lot 1 Blk 6, Plat of Town of Bryant (the “Southern Parcel”); and

WHEREAS, Lang Investment Properties, LLC, and Donna Lang (the “Petitioners”) petitioned Snohomish County to vacate a portion of an unopened Snohomish County right-of-way for 271st Place NE which abuts the Northern Parcel and Southern Parcel; and

WHEREAS, the Petitioners propose to develop the parcels together with a building site located on the Northern Parcel and a septic drain field located on the Southern Parcel; and

WHEREAS, Snohomish County wishes to avoid the possibility of the Southern Parcel ever becoming a landlocked parcel without adequate vehicular access; and

WHEREAS, Snohomish County wishes to avoid the possibility of any portion of the Northern Parcel ever becoming a landlocked parcel without adequate vehicular access.

AGREEMENT

NOW THEREFORE, as a condition of the right-of-way vacation for a portion of 271st Place NE, Lang Investment Properties, LLC, a Washington limited liability company owning real property in unincorporated Snohomish County covenants and agrees as follows:

1. In the event any portion of the Northern Parcel legally described as SW ¼, SW ¼ Section 22 Township 32 Range 5, Lots 1-2 Blk 3 Plat of Town of Bryant (Tax Parcel No. 00398600300100) is sold, transferred, conveyed, or otherwise disposed of independently of the rest of the Northern Parcel resulting in a landlocked parcel, Lang Investment Properties, LLC or

