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, 271<sup>st</sup> 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 271<sup>st</sup> 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 271<sup>st</sup> 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 Page 1 of 2

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

its successors or assigns shall provide an access easement burdening the Northern Parcel and benefitting the landlocked parcel in sufficient width and location to satisfy applicable Snohomish County Code access requirements as adopted at the time of the sale, transfer, conveyance, or other disposal of the landlocked property.

- 2. In the event all or any portion of the Southern Parcel legally described as SW ¼, SW ¼ Section 22 Township 32 Range 5, Lot 1 Blk 6, Plat of Town of Bryant (Tax Parcel No. 00398600600100) is sold, transferred, conveyed, or otherwise disposed of independently of the Northern Parcel resulting in a landlocked parcel, Lang Investment Properties, LLC or its successors or assigns shall provide an access easement burdening the Northern Parcel and benefitting the landlocked parcel in sufficient width and location to satisfy applicable Snohomish County Code access requirements as adopted at the time of the sale, transfer, conveyance, or other disposal of the landlocked property.
- 3. This covenant is intended to be a running covenant, binding upon the burdened and benefitted parties' successors and assigns.

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Lang Investment Properties, LLC accepts this COVENANT AND AGREEMENT ASSOCIATED WITH THE VACATION OF A PORTION OF 271st PLACE NE, AN UNOPENED SNOHOMISH COUNTY RIGHT-OF-WAY.

By:	
[Print name/title]	
Lang Investment Properties, LLC	
5607 Parkside Drive	
Marysville, WA 98270	
STATE OF WASHINGTON )	
)	
COUNTY OF SNOHOMISH )	
who appeared before me, and said persoath stated that he/she was authorized	tisfactory evidence that is the person son acknowledged that he/she signed this instrument, on ed to execute the instrument and acknowledged it as executed the result of the signed this instrument.
of such party for the uses and purposes	
GIVEN under my hand and office	cial seal thisday of, 20
	[Print name]
	Notary Public in and for the State of Washington residing at
	My commission expires