

After Recording Return To:

City of Yakima
Engineering Department
129 North 2nd Street
Yakima, WA 98901

COVENANT

GRANTOR: DOUGLAS H. LEMON

GRANTEE: CITY OF YAKIMA, a municipal corporation

LEGAL DESCRIPTION: Lot 1, Block 2, GOLDENVIEW ADDITION TO NORTH YAKIMA, Washington, according to the official plat thereof recorded in Volume "D" of Plats, Page 29, records of Yakima County, Washington

ASSESSOR'S TAX NUMBER: 191320-32484

COVENANT TO USE PROPERTY FOR RESIDENTIAL USE

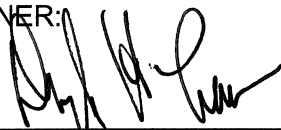
THIS AGREEMENT is entered into this ____ day of _____, _____, between the CITY OF YAKIMA (hereinafter referred to as "City"), and DOUGLAS H. LEMON, their agents, heirs, successors and/or assigns (collectively referred to as "Owner"), consideration for which is mutually acknowledged, to bind Owner to use the Property described as follows for solely residential uses under the terms and conditions of this Covenant:

Lot 1, Block 2, Goldenview Addition to North Yakima, Washington, according to the official plat thereof recorded in Volume "D" of Plats, page 29, records of Yakima County, Washington.

THE PARTIES AGREE:

1. The Property's uses are restricted to residential uses only for a minimum of twenty-five years. Residential uses may include home occupation businesses, if properly permitted by the City and law.
2. If twenty-five years elapse and the directly adjacent properties are no longer being used for residential uses, the Property may be used for any use allowed based on the Yakima Zoning Code in place at the time of the desired use change.
3. The directly adjacent properties, for purposes of this Covenant, are as follows:
 - a. Yakima County Tax Assessor's Parcel No. 191320-32485:
GOLDENVIEW ADDITION, LOT 2, BLOCK 2, Volume "D" of Plats, page 29, records of Yakima County, Washington.
Commonly known as 503 South 12th Street, and any child parcels or subdivisions thereof.
 - b. Yakima County Tax Assessor's Parcel No. 191320-32483
EAST ½ OF LOT 26, BLOCK 1, GOLDENVIEW ADDITION, Volume "D" of Plats, page 29, records of Yakima County, Washington.
Commonly known as 502 South 12th Street, and any child parcels or subdivisions thereof.
 - c. Yakima County Tax Assessors Parcel No. 191320-32504
LOTS 21, 22, 23, and 24, BLOCK 2, GOLDENVIEW ADDITION, Volume "D" of Plats, page 29, records of Yakima County, Washington.
Commonly known as 504 South 13th Street, and any child parcels or subdivisions thereof.
4. Violation of this Covenant will result in the Property reverting back to the City, including any improvements thereon, at no cost to the City.
5. This Covenant shall run with the land.

OWNER:



DOUGLAS H. LEMON

Date:

