

After Recording Mail To:

Skok & Monasmith, P.S.
P.O. Box 6
Chewelah, WA 99109

9702406

**BUILDING AND USE RESTRICTIONS
FOR
PEYE CREEK ADDITION**

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being all of the owners, contract vendors, contract vendees and mortgagees of the following described real estate, to wit:

Lots 1 through 15 of Peye Creek Addition to Chewelah, in the SE1/4 of the NW1/4 of Section 14, Township 32 North, Range 40 East, W.M.,

do hereby declare and establish the following protective covenants and restrictions upon said real property and each lot and parcel thereof. These covenants are imposed pursuant to a general plan for the development and use of the subject property, which property will be conveyed by the undersigned, their successors and assigns subject hereto. These covenants shall run with the real property and shall be binding upon all parties having or acquiring any right, title or interest in the subject property or any part hereof, and shall inure to the benefit of each owner of any portion of the subject real property. The parties acknowledge that, notwithstanding these covenants, all real property within the plat is subject to the codes and regulations promulgated in Stevens County and the City of Chewelah.

1. Modular and kit homes are to be built to Uniform Building Code Standards and are allowed in Peye Creek Addition to Chewelah, Washington. Manufactured or mobile homes, defined as built on a chassis and to HUD standards, are not allowed in this addition.

2. Each property owner shall be responsible for constructing his/her own driveway for ingress and egress from the city street fronting the property and shall further install an 8 inch diameter culvert to ensure property drainage of each lot.

3. Each property shall be landscaped and maintained in a clean and attractive condition.

4. The following issues are addressed and enforced by the City of Chewelah and, consequently, apply to this addition:

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Dismantling of vehicles, animal restriction, fire codes and regulations, fencing requirements. Contact the City Building Department at (509) 935-8445 with any concerns, questions or for clarification on these subjects.

DATED this 31 day of October, 1996.
NORTHWEST FORTY ASSOCIATES

Randy P. Schory
PERRY R. SCHORY

Randy P. Marnio
RANDY P. MARNIO

Rhoda K. Schory
RHODA K. SCHORY

Carrie A. Marino
CARRIE A. MARINO

STATE OF WASHINGTON)
) ss.
COUNTY OF STEVENS)

I certify that I know or have satisfactory evidence that PERRY R. SCHORY and RHODA K. SCHORY are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.



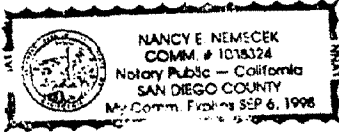
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.

Terrence M. Baumgardner
Notary Public in and for the State of Washington, residing at Chewelah
My Commission expires: 2/29/98

STATE OF CALIFORNIA)
) ss.
COUNTY OF San Diego)

I certify that I know or have satisfactory evidence that RANDY P. MARINO and CARRIE A. MARINO are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.



Nancy E. Nemecek
Notary Public in and for the State of California, residing at Escondido
My Commission expires: 9/6/98

PEYE CREEK

AT CHEWELAH

IN THE SE 1/4 OF THE NW 1/4, SECTION 14, T32N, R40E, WM.

STEVENS COUNTY

1996

WASHINGTON

TREASURER'S CERTIFICATE

I hereby certify that all taxes levied against the property herein have been paid, up to and including the year 1996.

Stevens County Treasurer

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is based on an accurate survey of the land shown hereon, and that the same is in accordance with the laws of the State of Washington, and all orders will be set upon completion of construction.

Thomas K. Carson, S.S.
CITY OF CHEWELAH, WA



APPROVALS

Estimated and approved by the City of Chewelah on the 21st day of August, 1996.

Thomas K. Carson
City Engineer

Estimated and approved by the City of Chewelah on the 21st day of August, 1996.

David A. W. [Signature]
City Administrator

DEDICATION

We, the undersigned owners of the lands of the said above named city, hereby dedicate to the public, forever, all streets shown hereon, and of easements to show for the purposes stated.

Robert K. Skovly
Robert K. Skovly

John J. [Signature]
John J. [Signature]

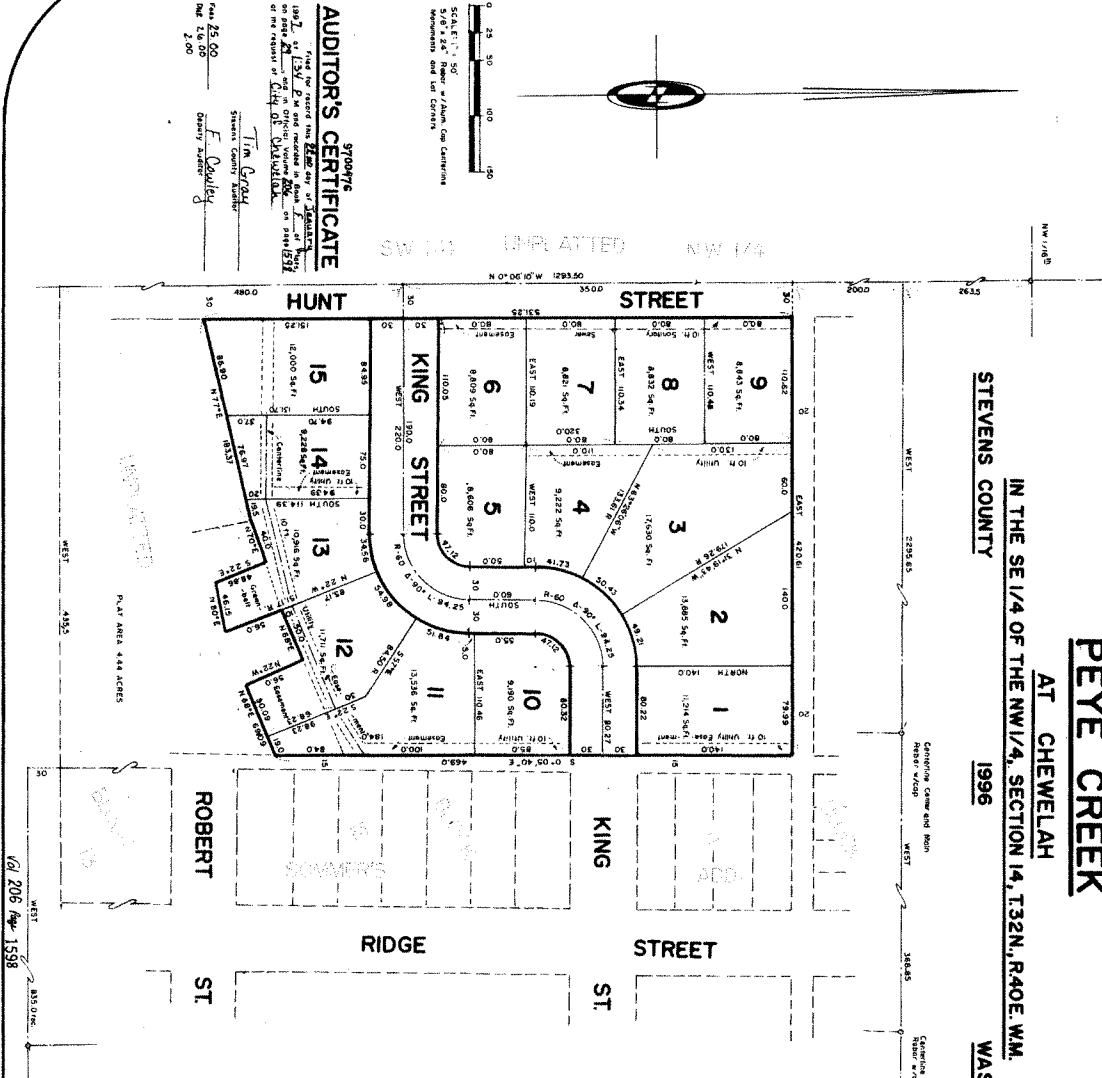
John P. [Signature]
John P. [Signature]

ACKNOWLEDGEMENT

This is to certify that the undersigned, as the duly authorized representatives of the City of Chewelah, Washington, do hereby acknowledge the recording of this plat, and that the same is in accordance with the laws of the State of Washington, and all orders will be set upon completion of construction.

In witness whereof, I and my hand and official seal this 21st day of August, 1996.

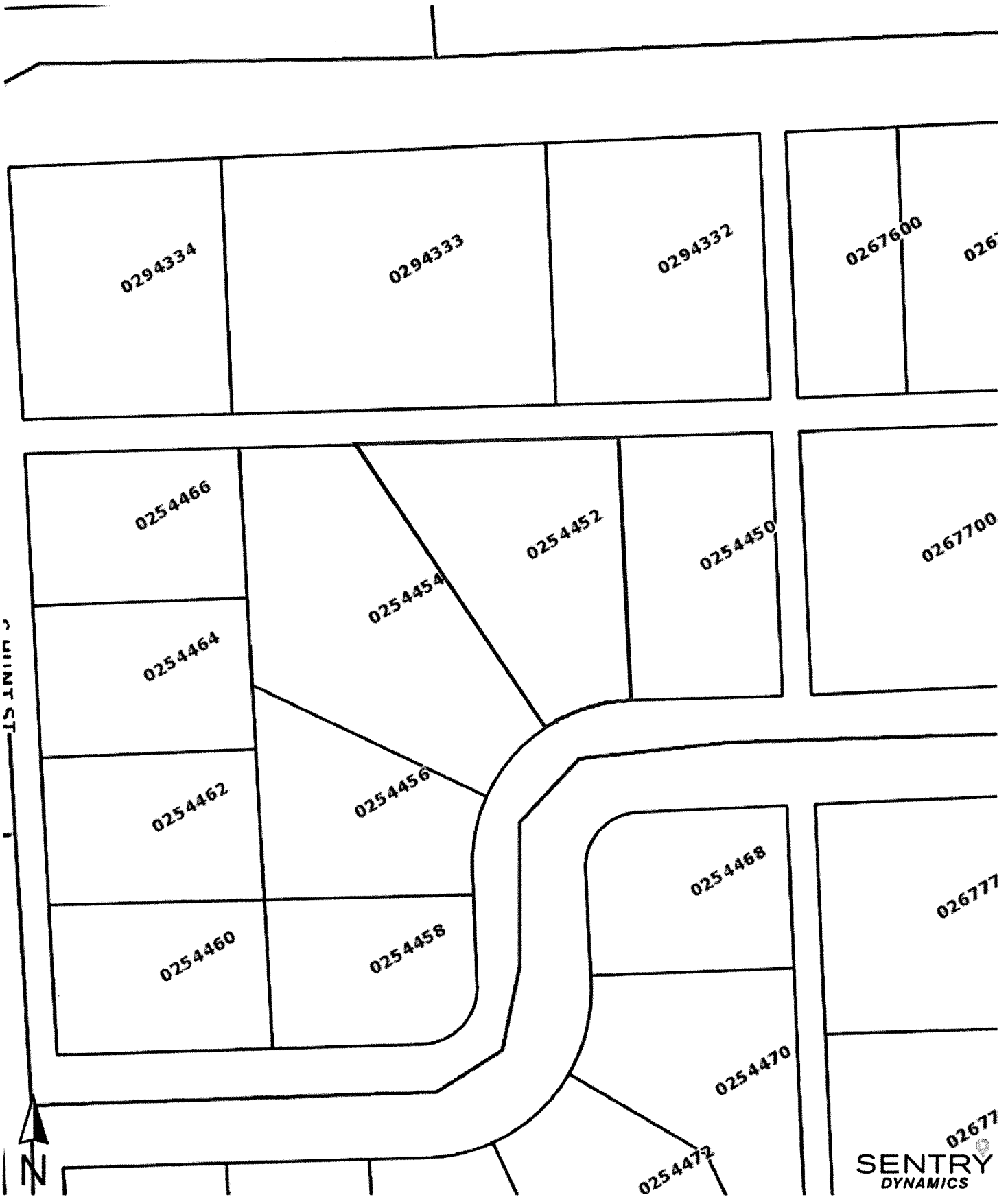
[Signature]
City Clerk



AUDITOR'S CERTIFICATE
I have examined the foregoing plat and find it correct in accordance with the laws of the State of Washington, and all orders will be set upon completion of construction.

Tom Crow
Stevens County Auditor

For 25.00
For 25.00
For 2.00




STEVENS COUNTY
 TITLE & ESCROW

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.


 SENTRY
 DYNAMICS