

**After recording, return to:
Janet Bittenwieser and Matthew Wiley
6838 96th Ave SE
Mercer Island, WA 98040**

SITE SUBDIVISION COVENANT

GRANTORS: Janet Bittenwieser and Matthew Wiley

GRANTEE: The City of Mercer Island

ABBREVIATED

**LEGAL DESCRIPTION: S 100 FT OF N 400 FT OF GL 2 SEC 24 T 30 N. R. 5
EWM. & SHORE LAND ADJ. Complete legal
description on pg. 2**

TAX PARCEL NO. 3024059010

This Site Subdivision Covenant (“Covenant”) is made and entered into by Janet Bittenwieser and Matthew Wiley (“Grantors”) to benefit The City of Mercer Island (“Grantee”) for the uses and under the terms and conditions set forth herein.

WHEREAS, Grantors own the following described real property (the "Lot") in King County, Washington:

SOUTH 100 FEET OF THE NORTH 400 FEET OF GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, TOGETHER WITH SECOND CLASS SHORELAND AJJOINING SAID PREMISES.

WHEREAS, the Lot is governed by all applicable regulations of the Mercer Island Code as the same currently exist and as they may be amended from time to time (the "Land Use Regulations"); and

WHEREAS, Grantors are applying for a building permit from the City of Mercer Island to demolish and rebuild a single family residence on the Lot, under Permit No. 2205-191 (the "Permit") and are entering into this Covenant to satisfy Mercer Island City Code § 19.02.020(I)(3) prohibiting further subdivision of the Lot for a period of five years from the date of final inspection or certificate of occupancy for the Permit.

1. **Lots Treated as One Site.** Grantors hereby agree that, so long as the Certificate of Occupancy for the Permit is granted a subdivision for the Lot will not be recorded for a period of five years from the date of final inspection or certificate of occupancy for the permit, whichever comes first.

2. **Binding Effect.** This Covenant and the provisions hereof shall bind the Grantors and Grantors' heirs, executors, successors and assigns and shall be operative as a set of covenants running with the land or equitable servitudes.

DATED this 19 day of October, 2022.

GRANTORS:

JANET BUTTENWIESER AND MATTHEW WILEY

Janet Buttenwieser

Janet Buttenwieser

Matthew Wiley

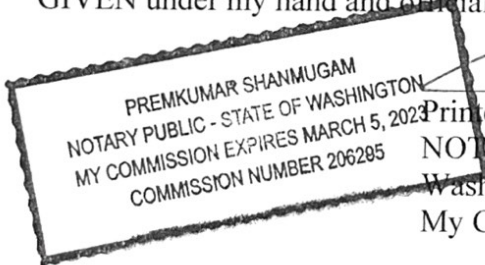
Matthew Wiley

STATE OF WASHINGTON)

) ss.
COUNTY OF King)

On this day personally appeared before me Janet A Buttenwieser, to me known to be the individual described in and who executed the within and foregoing document, and acknowledge that she signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of October, 2022.



Premkumar Shanmugam
Printed Name: Premkumar Shanmugam
NOTARY PUBLIC in and for the State of
Washington, residing at Merces Island
My Commission Expires: 03/05/2023

STATE OF WASHINGTON)

) ss.
COUNTY OF King)

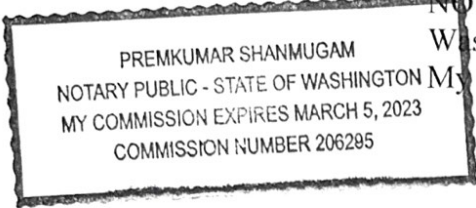
On this day personally appeared before me Matthew Wayne Wiley, to me known to be the individual described in and who executed the within and foregoing document, and acknowledge that he signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of October, 2022.

Matthew Wiley

Printed Name: Premkumar Shanmugam

NOTARY PUBLIC in and for the State of Washington, residing at Mercer Island My Commission Expires: 03/05/23



The foregoing Site Subdivision Covenant is approved.

Dated this ____ day of _____, 2022.

GRANTEE:

CITY OF MERCER ISLAND

By: _____
Its: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2022, before me, the undersigned, _____ of the CITY OF MERCER ISLAND, the entity that executed the foregoing document, and acknowledged the said document to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that _____ is authorized to execute the said document.

Printed Name: _____
NOTARY PUBLIC in and for the State of Washington, residing at _____
My Commission Expires: _____