**INSTRUCTIONS FOR RELEASE OF COVENANT**

The Cover Sheet, Covenant and Exhibit A must comply with the “Standard Formatting eRequirements for Recording Documents” document. These requirements can be found at [**http://www.kingcounty.gov/business/Recorders/OnlineFormsandDocumentStandards.aspx**](http://www.kingcounty.gov/business/Recorders/OnlineFormsandDocumentStandards.aspx)**.**

Do not fax this document because the fax header will contaminate the top border.

Outlined below are some of the basic requirements.

1. Type or print clearly in black ink and have a clear 1-inch border on all four sides.
2. Complete the Washington State Recorder’s Cover Sheet. List your project number as the “Reference Number” and list all owners as the “Grantor(s).” Fill in the abbreviated legal description and the tax parcel number.
3. On the Release of the Covenant fill in the full legal name of all owners on the first blank line. For the subject property, complete street address on the second blank line, the tax parcel number on the third blank line, and the abbreviated legal description on the fourth blank line. Fill in the SDCI permit number and KC recording number of the original covenant.
4. Type or clearly print in the box on Exhibit A the full legal description of the property.
5. The fee for recording is payable to King County Recorder’s Office.

King County Recorder’s Office, 500 4th Avenue, Room 311,

King County Administration Building, Seattle, Washington 98104.

|  |
| --- |
| **WASHINGTON STATE RECORDER’S COVERSHEET** (RCW 65.04)  **Document title(s) (or transaction contained therein all areas applicable to your document must be filled in**):  1. **RELEASE OF COVENANT FOR OWNER OCCUPANCY**  **Reference Number(s) of Documents assigned or released:**  **Project Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**  **Grantor(s)** Last name first, then first name and middle initials)  **1.**  **2.**  **3.**  **4.**  **Additional names on page \_\_\_\_\_\_\_\_ of document.**  **Grantee (s)** (Last name first, then first name and middle initials)  **THE SEATTLE, CITY OF**  **Legal Description** (abbreviated: i.e. lot, block, plat or section, township, range.)  Additional legal is on page \_\_\_\_\_\_\_\_\_ of document.  Assessor’s Property Tax Parcel /Account Number: Assessor’s Tax Number not yet assigned  **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |
| **The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.** |

Seattle Department of Construction and Inspections

700 5th Avenue, Suite 1800

PO Box 34019

Seattle WA 98124-4019

206-615-0808 / 206-233-7156 (TTY)

www.seattle.gov/sdci

**RELEASE OF COVENANT**

***if applicable:* Project No*. [SDCI Permit Number Decommissioning ADU]***

Property Owner: *[owner full name]*

Property known as *[Address]*

APN:

*[abbreviated legal description]*,

Records of King County, Washington.

This property is released from the Covenant for Owner Occupancy entered into as a condition of applying for a permit for an Accessory Dwelling Unit, for the reasons below. This Release concerns only the specific project application(s) numbered *[SDCI Permit Number establishing ADU and (if applicable) decommissioning ADU]* in Seattle Department of Construction and Inspections records. Release of this covenant does not change or alter the established use of the accessory dwelling unit on the property.

**OWNER OCCUPANCY IS NO LONGER required by SEATTLE’S LAND USE CODE PER ORDINANCE 125854 (effective 8/8/2019); OR**

**accessory dwelling unit was not completed; or**

**property remains a single family dwelling unit.**

The Covenant for Owner Occupancy was recorded with the King County Recorder’s Office under recording number ***[KC recording number of original covenant]*** and may appear during any title search of the property. Therefore this Release should be recorded to ensure a clear title to this property.

EXHIBIT A TO RELEASE OF COVENANT FOR OWNER OCCUPANCY

COMPLETE LEGAL DESCRIPTION OF PROPERTY SUBJECT TO RELEASE:

LEGAL DESCRIPTION: