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Kathy Hill, Skagit County Auditor

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Return to:

KATHLEEN McNULTY1609 12TH ST.ANACORTES, WA. 98221

ISLAND TITLE COMPANY

ACCOMMODATION RECORDING
SINGLE FAMILY AND ACCESORY STRUCTURE SIDE YARD EASEMENT

THIS INSTRUMENT, entered into to satisfy the side yard requirements of the Skagit County Code,

WITNESSETH:

WHEREAS, The Skagit County Codes requires 8 foot side yard for single family residences/
accessory buildings; and

WHEREAS, Section 14.04.190 (13) provides and exception from the side yard requirement if an easement
is provided along the side lot line of the abutting lot, sufficient to leave the minimum required separation (16')
between buildings of the adjoining lots; NOW THEREFORE,

Grantor, CHARLES G. HALL & PHILLIP LEE HALL hereby grants toKATHLEEN ANNE McNULTY

, Grantee, an easement over the
following described property: A PORTION OF LOT 22 RANCHO SAN JUAN DEL MAR SUB-
DIVISION No. 2, P68262
(See Exhibit "A")

herein called the "easement area", for side yard purposes to satisfy the Skagit County Code on the following
described real property of the grantee: P68263.

LOT 23 RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 2, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 30, RECORDS OF SKAGIT COUNTY, WASHINGTON.

herein called the "dominant lot", and agrees that no structure will be located in the easement area, other than the
eaves or overhang of the structure to a maximum of eighteen (18") inches. Grantee shall have access to the
easement area for normal maintenance activities to the structure on the dominant lot.

Additional provisions: NONEDated this 23 day of May, 2000Charles G. Hall

Grantor

State of Washington

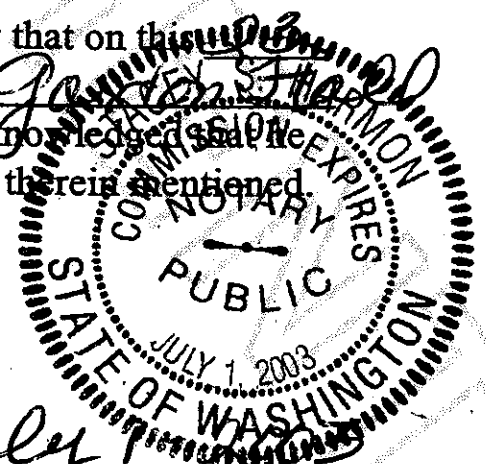
County of Skagit

I, undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 23
day of May, 2000, personally appeared before me Charles G. Hall
to me known to be the individual described in and who executed the within instrument, and acknowledged that he
(they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Stacey S. Harmon

Notary Public in and for the State of Washington,
residing at Anacortes

My Commission expires: July 1, 2003

STATE OF WASHINGTON

COUNTY OF

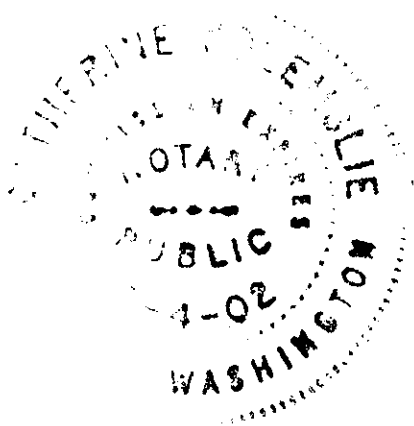
King

}
} ss.
}

Phillip L Hall

On this day personally appeared before me Phillip L Hall 5/25/00 Catherine Solemslie to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged to me that he signed the same as hus free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 25th day of May, 19 2000



Catherine Solemslie

Notary Public in and for the State of Washington.

Name printed Catherine Solemslie

Residing at Seattle

My commission expires 2/4/02

Acknowledgement - Individual

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAY 30 2000

Amount Paid \$ 0
Skagit Co. Treasurer
By sp Deputy



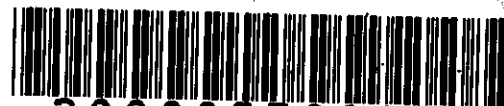
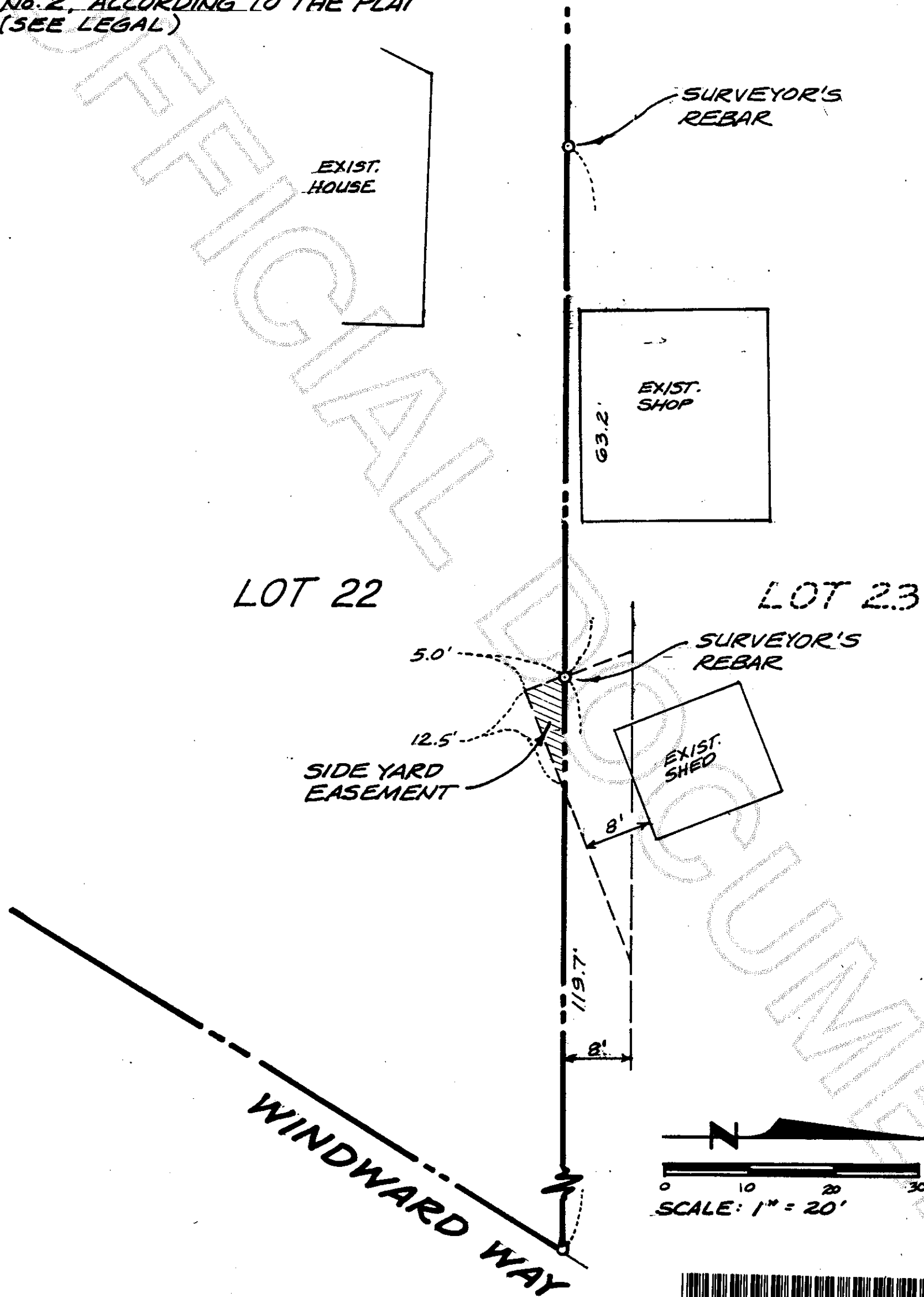
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EXHIBIT "A"

PORTION OF LOT 22, RANCHO
SAN JUAN DEL MAR, SUBDIVISION
No. 2, ACCORDING TO THE PLAT
(SEE LEGAL)



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