

200104020006
Skagit County Auditor

4/2/2001 Page 1 of 2 10:19:52AM

Return to:
Ron Sato
14111 Amber Lane
Mt Vernon, WA 98273

SETBACK EASEMENT

THIS INSTRUMENT, entered into to satisfy the side (side or rear) yard setback requirements of the Skagit County Code,

WITNESSETH:

WHEREAS, The Skagit County Codes requires 8 foot side (side or rear) yard setback ; and

WHEREAS, Section 14.16.810 (5) provides and exception from the 8' side setback requirement if an easement is provided along the west lot line of the abutting lot, sufficient to leave the minimum required separation (16') between buildings of the adjoining lots; NOW THEREFORE,

Grantor, Ron Sato hereby grants to Ricardo Martinez, Grantee, an easement over the following described property: Lt 11 Halls Place 1st Add P83816
(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:
(See Exhibit "B")

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.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID —

Additional provisions: None

APR 02 2001

Dated this 31 day of MARCH, 2001.

Amount Paid \$0
Skagit County Treasurer
By: DC Deputy

Grantor

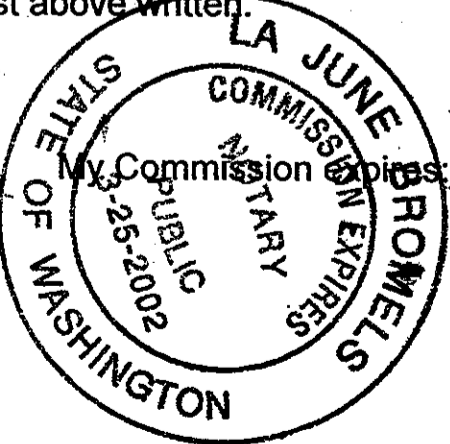
Ron Sato
SATO RG551K3

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 3-31 day of 2001, personally appeared before me Ron Sato 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.

La June Bromels
Notary Public in and for the State of Washington,
residing at Mt Vernon



3-25-2002

A non-exclusive easement for building set-back purposes over the following described tract:

That portion of Lot 11, "HALL PLACE FIRST ADDITION", as per plat recorded in Volume 14 of Plats, pages 108 and 109, records of Skagit County, Washington, described as follows:

Beginning at a point on the West line of said Lot 11, 64 feet North of the Southwest corner thereof;
thence East 5 feet;
thence Northwesterly to a point on the West line of said Lot 11, 78 feet North of the Southwest corner thereof;
thence South, along said West line, to the point of beginning.

Situate in the County of Skagit, State of Washington.



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