



200111150027  
Skagit County Auditor

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**Return to:**

Greg Dunton  
300 Sharpe Road  
Anacortes WA 98221

**Document Title(s) (or transactions contained herein):**

Setback Easement

( ) Additional Reference Numbers on page \_\_\_\_ of document

**Grantor(s) (Last name, first name and initials):**

1. Hays, Charles H.
2. Hays, Angela E.
- 3.
- 4.

( ) Additional names on page \_\_\_\_ of document

**Grantee(s) (Last name, first name and initials):**

1. Dunton, Gregory K.
2. Dunton, Eva G.
- 3.
- 4.

( ) Additional names on page \_\_\_\_ of document

**Legal Description (Abbreviated: i.e. lot, block, plat or quarter, section, township and range):**

Lot A, Short Plat 25-75 (Revised)

( ) Additional legal(s) on page \_\_\_\_ of document

**Assessor's Parcel/Tax I.D. Number:**

P107988

( ) Tax Parcel Number(s) for additional legal(s) on page \_\_\_\_  
of document

Return to:  
Greg Dunton  
300 Sharpe Rd  
Anacortes WA 98221

*Set back Easement*  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

NOV 15 2001

SETBACK EASEMENT

Amount Paid \$  
By: *Mr* Skagit County Treasurer Deputy

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 sideyard setback requirement if an easement is provided along the side lot line of the abutting lot, sufficient to leave the minimum required separation (10') between buildings of the adjoining lots; NOW THEREFORE,

Grantor, Charles H. and Angela E. Hays, Husband and Wife, hereby grants to

Gregory K. and Eva Gwen Dunton, Husband and Wife, Grantee, an easement over the following described property:

(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.

Additional provisions:

Dated this 22 day of October, 2001.

Grantor

*Charles H. Hays*  
Charles H. Hays

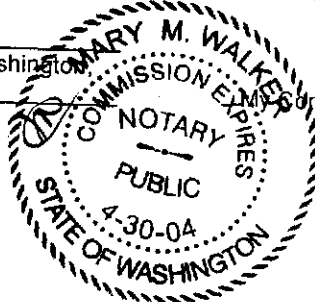
*Angela E. Hays*  
Angela E. Hays

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 22nd day of October, 2001, personally appeared before me Charles H. & Angela E. Hays 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.

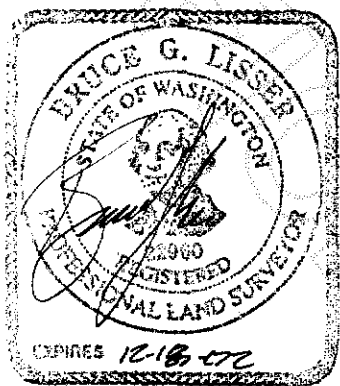
*Nancy Walker*  
Notary Public in and for the State of Washington  
residing at Mount Vernon



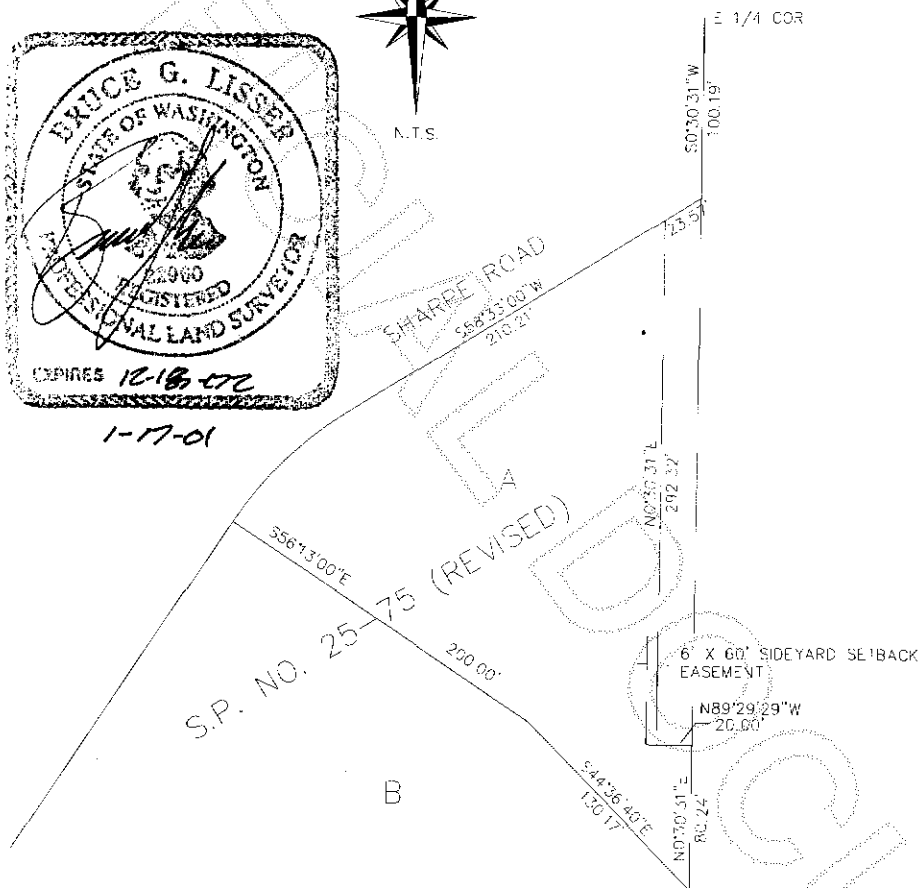
Commission expires: 4-30-04



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1-17-01



SIDE YARD SETBACK EASEMENT

HAYS TO DUNTON

PORTION OF LOT A SHORT PLAT NO. 25-75 (REVISED)

SECTION 11, T. 34 N., R. 1 E., W.M.

OCTOBER 17, 2001



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Skagit County Auditor

EXHIBIT "A"

Side yard Setback Easement

From: Charles H. and Angela E. Hays, Husband and Wife

To: Gregory K. and Eva Gwen Dunton, Husband and Wife

An easement for side yard setback over, under and across a portion of Lot A, Short Plat No. 25-75 (revised), approved January 23, 1980 and recorded January 30, 1980 in Volume 4 of Short Plats, page 30, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 34 North, Range 1 East, W.M. and being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot A, Short Plat No. 25-75 (revised);  
thence South 0°30'31" West, 292.32 feet along the East line of said Lot A to an angle point on said line and being the TRUE POINT OF BEGINNING of said side yard setback easement;  
thence North 0°30'31" East along said East line of Lot A, 60.00 feet;  
thence North 89°22'29" West, 6.00 feet;  
thence South 0°30'31" West parallel with said East line of Lot A, 60.00 feet to a point bearing North 89°22'29" West from the TRUE POINT OF BEGINNING;  
thence South 89°22'29" East, 6.00 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.

Situate in the County of Skagit, State of Washington.



10-17-01



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, Skagit County Auditor

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**EXHIBIT "B"**  
**"Dominant Lot"**

Dunton ownership per Deeds recorded under Skagit County Auditor's File Numbers 810949, 822195, and 822384 described as follows:

**Auditor File 810949**

That portion of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 1 East, W.M., described as follows:

BEGINNING at a point on the North line of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 12 which is 330 feet East of the section line between Sections 11 & 12, Township 34 North, Range 1 East W.M., said point being on the West line of that certain tract conveyed to the Evangelical Lutheran Church by deed recorded July 1, 1921 in Volume 122 of Deeds, page 366, records of Skagit County;  
thence South 2°30'06" East along the West line of said church tract to the South line of the North 66 feet of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12;  
thence North 87°29'54" West along said South line of the North 66 feet a distance of 327.70 feet to the West line of said Section 12;  
thence North 0°39'31" East along said West line to the North line of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4;  
thence South 87°29'54" East along said North line to the POINT OF BEGINNING, being a portion of Tract "C" of Short Plat No. 41-74, approved August 30, 1974;

**Auditor File 822195**

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 34 North, Range 1 East, W.M., lying Southerly of the County Road known as the Sharpe Road, being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 11;  
thence South 0°30'31" West along the East line of the Southeast 1/4 of said Section 11 a distance of 100.19 feet to the Southeasterly margin of the County Road known as the Sharpe Road and to the TRUE POINT OF BEGINNING;  
thence continue South 0°30'31" West a distance of 304.80 feet;  
thence North 89°13'04" West parallel with the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 11 a distance of 20.00 feet;  
thence North 0°30'31" East parallel with the East line of the Northeast 1/4 of the Southeast 1/4 of said Section 11 a distance of 292.32 feet to the Southeasterly line of said County Road;  
thence North 58°33'00" East along a Southeasterly margin of said County Road a distance of 23.57 feet to the TRUE POINT OF BEGINNING.



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Skagit County Auditor

EXHIBIT "B"  
(continued)

**Auditor File 822384**

That portion of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Commencing at the Northwest corner of said subdivision;  
thence South 87°13'21" East (called South 87°12'30" East in previous instruments), along the North line of said subdivision, 239.95 feet;  
thence South 3°35'39" West (called South 3°36'30" West in previous instruments), 271.55 feet to an intersection with the North line of the South 66 feet of the Northwest 1/4 of said Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 12, said intersection being the TRUE POINT OF BEGINNING;  
thence North 81°43'51" East, 215.59 feet;  
thence North 8°13'14" West, 78.16 feet, more or less, to the Southerly margin of the existing County Road;  
thence South 52°19'15" East along said Southerly margin, 22.97 feet to an intersection with the East line of the West 467 feet of said Section 12;  
thence South 0°30'31" West along the said East line 104.89 feet to an intersection with the North line of the South 66 feet of the Northeast 1/4 of said Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 12;  
thence North 87°29'54" West along said North line and North line extended 134.99 feet to the Northwest corner of that certain tract conveyed to the Evangelical Lutheran Church by deed recorded July 1, 1921, in Volume 122 of Deeds, page 366, records of Skagit County;  
thence South 2°30'06" West along said church tract to its intersection with the South line of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4;  
thence North 87°29'54" West along said line a distance of 330 feet, more or less, to the West line of the Northwest 1/4 of said Section 12;  
thence North 0°30'31" East along said West line to its intersection with the North line of the South 66 feet of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4;  
thence Easterly along the North line of said South 66 feet a distance of 225.28 feet, more or less, to the TRUE POINT OF BEGINNING, being a portion of Tract "C" of Short Plat No. 41-74, approved August 30, 1974;

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.

All being situate in the County of Skagit, State of Washington.



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