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Skagit County Auditor

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Return to:

Edward J. Kaptein
c/o Ace Hardware
1420 Riverside Drive
Mount Vernon WA 98273
Business: (360) 428-6977

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

Letter in regard to Fence Line

() Additional Reference Numbers on page ____ of document

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

1. Kaptein, Edward J.
2. Steiner, Patrick
3. Steiner, Tammi
- 4.

() Additional names on page ____ of document

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

1. Steiner, Patrick
2. Steiner, Tammi
3. Kaptein, Edward J.
- 4.

() Additional names on page ____ of document

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

Lots 15 and 16, Brown & McMillen Div. 2

() Additional legal(s) on page ____ of document

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

P99911 and P99912

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

Edward J. Kaptein
c/o Ace Hardware
1420 Riverside Drive
Mount Vernon WA 98273
Residence (360) 757-4713
Business (360) 428-6977

December 13, 2001

Patrick and Tammi Steiner
20161 Gina Marie Lane
Burlington WA 98233

Re: Fence Line

Dear Patrick and Tammi:

Based upon the recent survey work I had performed along our common property line, for my carport location, I thought it prudent to write you in regards to my fence line.

The fence along our current shared property line, (Lots 15 and 16 Plat of Brown and McMillen Div. No. 2 recorded in Volume 14 of Plats, pages 184 and 185, records of Skagit County, Washington), is located entirely on my Lot No. 16. The fence begins on the property line at the southwest end and is 1.4 feet southeast of the property line at the northeast end.

I based my construction-offset requirement for the carport from the property line not the fence line.

I wanted to make sure that we both understand that the fence is not constructed along our common property line and at such time as the fence needs to be re-built I will do so along the property line.

Until that time, please utilize and enjoy the area with the understanding that permanent structures should not be placed too close to the fence as they may have to be moved at a later date.

I hope you do not take offense to this letter. I was advised that it was a good idea to provide a written understanding for situations like this to avoid possible future conflicts.

Have a Merry Christmas and a Happy New Year.

Sincerely,


Edward J. Kaptein

EJK/mm



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