



200301140069
Skagit County Auditor

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SETBACK EASEMENT

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

WITNESSETH:

WHEREAS, The Skagit County Codes requires a 15 foot side yard setback in the Ag-NRL zoning district for non-residential structures; and

WHEREAS, Section 14.16.810 (5) provides an exception from the side yard setback requirement if an easement is provided along the pertinent portion of the side yard lot line of the abutting lot, sufficient to leave the minimum required separation between buildings of the adjoining lots as required by the Uniform Building Code; NOW THEREFORE,

Grantor, Paul Creelman hereby grants to Shannon Corcoran, Grantee, an easement over the following described property:

That area beginning 340 feet and extending to 376 feet east of the southwest corner of P37119 and the width of the easement area shall be as required by the UBC to meet building separation requirements.

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

The North 132 feet of the South 462 feet of the West 1/4 of the SW 1/4 SW 1/4 of SEC 22, TWP 35, RNG 4E W.M. Except the West 30 Feet; Therefore for Road: AKA Lot A of Short Plat #33-73

P37120

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.

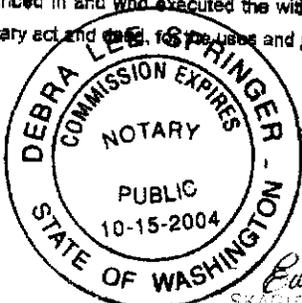
Additional provisions: None

Dated this 13 day of Jan 2003

Grantor: Paul Creelman

State of Washington
SS
County of Skagit

I, undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 13th day of January 2003, personally appeared before me Paul Creelman 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 a 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.

Debra Lee Springer
Notary Public in and for the State of Washington,
residing at Burlington
My Commission expires: 10-15-2004

F:\indaki\Forms\Setback Easements for Corcoran.doc Real Estate Excise Tax
Last Update: 03/31/2001 PAID

JAN 14 2003

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