



200302180223

Skagit County Auditor

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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 16 foot side (side or rear) yard setback ; and

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

Grantor, Poppe, Siegfried hereby grants to
Poppe, Siegfried, Grantee, an easement over the following described property:

(See Exhibit "A")

P48026 22-36-3

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:

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

Dated this 17th day of February, 2 FEB 10 2003

Grantor

Amount Paid \$
 Skagit Co. Treasurer
 Deputy

State of Washington)
 County of Whatcom)

I, undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 17 day of February, 2003, personally appeared before me Siegfried Poppe 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.

Paulino Keener
 Notary Public in and for the State of Washington,
 residing at Whatcom County, Bellingham

My Commission expires: 12-16-06

EXHIBIT "A"
ENCROACHMENT EASEMENT MORE COMMONLY DESCRIBED
AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF TRACT 51,
UNRECORDED SURVEY OF COLONY MT. (AKA
RT#1-001-31 PTN NE 1/4 BEG AT NE C TH N 88-20-54
W 205.00 FT TH S 49-28-39 W 692.92 FT TAP OF CRV
THE SELY ALG CRV 154.14 FT TTH N 68-32-21 E
724.06 FT TO ELY LI OF S DSEC TH N 0-55-15 W
320.00 FT TPOB), THENCE NELY ALONG THE SLY
LINE OF SAID TRACT 140.0 FT., THENCE SELY
PERPENDICULAR TO SAID SLY LINE A DISTANCE
OF 60.0 FT., THENCE NELY PARALLEL TO SAID SLY
TRACT LINE 160.0 FT., THENCE NWLY
PERPENDICULAR TO SAID SLY TRACT LINE A
DISTANCE OF 60.0 FT TO A POINT ON SAID TRACT
LINE 300.0 FT NELY OF THE TPOB AND THE END OF
THIS DESCRIPTION,



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EXHIBIT "B"

**TRACT 52, UNRECORDED SURVEY OF COLONY MT.
(AKA RT#1-001-26 BAAP ON ELY LI S 0-55-15 E 320.00
FT FR NE C TH S 0-55-15 E 458.35F TTH S 85-51-44 W
576.78 FT AAP ON CRV TH NWLY ALG CRV 52.84FT
TAP ON REVERSE CRV TH NWL ALG CRV 134.77FT
TAP ON REVERSE CRV TH NWLY ALG CRV 71.63FT
TH N 68-32-21 E 724.06FT TPOB)**



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