



200312010210

Skagit County Auditor

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## SETBACK EASEMENT

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

WITNESSETH:

WHEREAS, The Skagit County Codes requires 35 foot rear (side or rear) yard setback ; and

WHEREAS, Section 14.16.810 (5) provides an exception from the rear setback requirement if an easement is provided along the west lot line of the abutting lot, sufficient to leave the minimum required separation (70L) between buildings of the adjoining lots; NOW THEREFORE,

Grantor, Steven P. Lospalluto hereby grants to

Olaf A. Gildnes, Grantee, an easement over the following described property:

(See Exhibit "A") NW NW NE 23-34-3 P22384

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

(See Exhibit "B") NW NW NE P22385

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 1 day of December, 2003

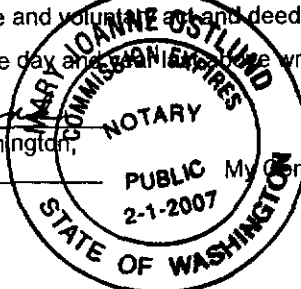
Grantor

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 1st day of December, 2003, personally appeared before me L. P. LOSPALLUTO 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 date first above written.

Mary Jo Jane Ostlund  
 Notary Public in and for the State of Washington,  
 residing at Burlington



My Commission expires: 2-1-2007  
 SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

DEC 01 2003

Amount Paid \$  
 Skagit Co. Treasurer  
 By [Signature] Deputy

**Exhibit A**

Commencing at the Southeast corner of the following described tract of land conveyed to Olaf Gildnes and Gayle Gildnes by deed recorded under AF#9711210118:

The South 110 feet of the West 200 feet of that portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23, Township 34 North, Range 3 East, W.M., lying East of the County Road running along the West line of said subdivision.

Thence North along the East line of said Gildnes tract 8 feet to the true point of beginning of said easement, thence East 60 feet, thence North 30 feet, thence West 60 feet to a point on the East line of said Gildnes Tract, thence South 30 feet to the point of beginning.

340323-1-010-0006 (P22384)



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**Exhibit B**

The South 110 feet of the West 200 feet of that portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23, Township 34 North, Range 3 East, W.M., lying East of the County Road running along the West line of said subdivision.

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