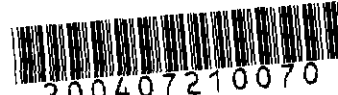


Return to:



200407210070
Skagit County Auditor

7/21/2004 Page 1 of 5 1:25PM

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

WHEREAS, Section 14.16.810 (5) provides an exception from the 25' setback requirement if an easement is provided along the east lot line of the abutting lot, sufficient to leave the minimum required separation (33') between buildings of the adjoining lots; NOW THEREFORE,

Grantor, Vern/ Colleen Mast hereby grants to Jeff/ Amy Grizzel, Grantee, an easement over the following described property:

(See Exhibit "A")

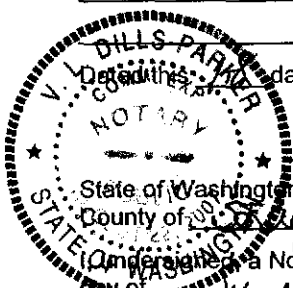
herein called the "easement area", for rear yard purposes to satisfy the Skagit County Code on the following described real property of the grantee:

(See Exhibit "B")

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. Real Estate Excise Tax

Additional provisions:

JUL 21 2004



Witnessed this 18 day of June, 2004.

Grantor

Vern + Colleen Mast
Vern Mast
Colleen Mast

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

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 18 day of June, 2004, personally appeared before me Vern + Colleen Mast 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.

V. D. Dills-Parmer
Notary Public in and for the State of Washington,
residing at Sedro-Woolley

My Commission expires: August 22, 2007

AFTER RECORDING MAIL TO:

Name VERN C. MAST, COLLEEN M. MAST
Address 24549 SR 20
City, State, Zip SEDRO WOOLLEY WA 98284
B71997

Filed for Record at Request of First American Title of Skagit County

200301070079
Skagit County Auditor
1/7/2003 Page 1 of 2 11:35AM

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

B71997E

THE GRANTOR M. KELLY SCHOLS and HEATHER L. SCHOLS, Husband and Wife
for and in consideration of Ten Dollars
and other valuable consideration and as part of a 1031 Tax Deferred Exchange in hand paid, conveys and
warrants to VERN C. MAST and COLLEEN M. MAST, Husband and Wife the following described real
estate, situated in the County of SKAGIT, State of Washington:

See Exhibit A attached hereto and made a part hereof. Section 27, Township 35, Range 4, Portion Lot 3,
Short Plat No. 95-029

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title
which may appear in the public record, including those shown on any recorded plat or survey.

#88
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 07 2003

Amount Paid \$ 1323.45
By Skagit Co. Treasurer
Deputy

Assessor's Property Tax Parcel Account Number(s): 350427-2-015-0100 P108053

Dated January 6, 2003.

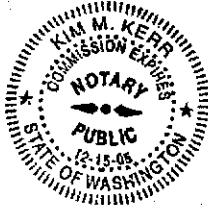
M. KELLY SCHOLS

HEATHER SCHOLS

STATE OF WASHINGTON
COUNTY OF SKAGIT } ss

I certify that I know or have satisfactory evidence that M KELLY SCHOLS and HEATHER SCHOLS are
the persons who appeared before me, and said persons acknowledged that they signed this instrument and
acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-6-03



Kim M. Kerr
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/2005



200407210070
Skagit County Auditor

EXHIBIT A

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 3, Skagit County Short Plat No. 95-029, approved December 20, 1995, and recorded December 29, 1995, in Volume 12 of Short Plats, Pages 59 and 60, under Auditor's File No. 9512290029, records of Skagit County, Washington; being a portion of the Southeast quarter of the Northwest quarter of Section 27, Township 35 North, Range 4 East, W.M.;

EXCEPT that portion lying North and West of the drainage easement as delineated on the face of said short plat and described as follows:

Beginning at the most Westerly Northwest corner of said Lot 3, being also the Southwest corner of Lot 4, of said short plat; thence East along the South line of said Lot 4, 566.01 feet to the most Southerly Southeast corner thereof; thence South 33 degrees 35' 00" West along the Northwest line of the drainage easement as delineated on the face of said short plat to an angle point in said Northwest line 80 feet North of the South line of said Lot 3; thence West along the North line of said drainage easement, 80 feet North of and parallel with the South line of said Lot 3 to the West line of said Lot 3; thence North along said West line to the Northwest corner of said Lot 3 and the point of beginning;

ALSO EXCEPT that portion of Lot 3, Short Plat 95-029, approved December 20, 1995, and recorded December 29, 1995, in Volume 12 of Short Plats, Pages 59 and 60, under Skagit County Auditor's file Number 9512290029, all in records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M., lying Westerly of the following described line:

Commencing at the Northerly most corner of Lot 4 of said Short Plat No. 95-029; thence North 37 degrees 44' 52" East along the Northwestern line of Lot 2-B of said Short Plat 95-029, 170.63 feet; thence South 5 degrees 54' 52" West parallel with the West line of said Lot 2-B, 954.40 feet, more or less, to the North line of Lot 3 of said Short Plat No. 95-029 and being the TRUE POINT OF BEGINNING of said line; thence South 24 degrees 48' 58" West 277.85 feet, more or less, to the South line of said Lot 3 at a point bearing North 89 degrees 35' 00" East 545.22 feet from the Southwest corner of said Lot 3 and being the terminus of said line description;

AND FURTHER EXCEPTING that portion of Lot 3, Short Plat No. 95-029, approved December 20, 1995 and recorded December 29, 1995, in Volume 12 of Short Plats, Pages 59 and 60, under Skagit County Auditor's File No. 9512290029, all in records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

Commencing at the Southeast corner of said Lot 3, Short Plat 95-029; thence North 0 degrees 30' 30" West along the East line of said Lot 3, also being the Westerly right-of-way margin of Collins Road, 94.24 feet to a Northeast corner of said Lot 3, also being the Southeast corner of Lot 1, Short Plat No. 92-012, approved July 14, 1992 and recorded July 15, 1992 in Volume 10 of Short Plats, Pages 102 and 103, under Skagit County Auditor's File No. 9207150053, being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M. and being the TRUE POINT OF BEGINNING; thence South 89 degrees 35' 13" West 165.00 feet along the South line of said Lot 1, Short Plat No. 92-012, also being a North line of said Lot 3, Short Plat No. 95-029 to the Southwest corner of said Lot 1, Short Plat No. 92-012; thence North 0 degrees 30' 30" West, 94.00 feet along the West line of said Lot 1 Short Plat No. 92-012, also being an East line of said Lot 3, Short Plat No. 95-029 to a common corner thereof; thence North 82 degrees 40' 05" West, 25.24 feet along the North line of said Lot 3, Short Plat No. 95-029; thence South 0 degrees 30' 30" East, 102.40 feet; thence North 89 degrees 35' 13" East, 190.00 feet, more or less, to the East line of said Lot 3 Short Plat No. 95-029 at a point bearing South 0 degrees 30' 30" East from the TRUE POINT OF BEGINNING; thence North 0 degrees 30' 30" West, 5.00 feet along said East line of Lot 3, Short Plat No. 95-029 to the TRUE POINT OF BEGINNING.



200407210070

Skagit County Auditor

When Recorded Return to:
JEFFREY D GRIZZEL
AMY J GRIZZEL
10466 COLLINS ROAD
Sedro Woolley WA 98284

200308080194
Skagit County Auditor
8/8/2003 Page 1 of 2 3:57PM

Chicago Title Company - Island Division
Order No: BE8022 MKP

STATUTORY WARRANTY DEED

THE GRANTOR M. KELLY SCHOLS and HEATHER L. SCHOLS, husband and wife

for and in consideration of One Hundred Eighty-Two Thousand Five Hundred and 00/100...(\$182,500.00) DOLLARS

in hand paid, conveys and warrants to

JEFFREY D GRIZZEL and AMY J GRIZZEL, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: Lot 1, SP10-102, Ptn. Lt3 SP-12-59. See legal description attached hereto and by reference made a part hereof.

Tax Account No.: 350427-0-074-0005 P37817

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3910

AUG 08 2003

Subject to: Restrictions, reservations and easements of record.
Dated: August 6, 2003

Amount Paid \$2792.25
Skagit Co. Treasurer

M Kelly Schols 8/6/03
M. KELLY SCHOLS Date

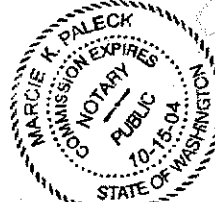
Heather L Schols 8/6/03
HEATHER L. SCHOLS Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that M. KELLY SCHOLS and HEATHER L. SCHOLS the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: August 6 2003

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2004



200407210070
Skagit County Auditor

LPB No. 10

7/21/2004 Page 4 of 5 1:25PM

Chicago Title Company - Island Division

EXHIBIT ~~A~~ 6

Description:

Order No: BE8022 MKP

Parcel A:

103
Lot 1, Short Plat No. 92-012, approved July 14, 1992, recorded July 15, 1992 in Book 10 of Short plats, pages 102 and 103, under Auditor's File No. 9207150053 and being a portion of the Southeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, Willamette Meridian.

TOGETHER WITH a perpetual, non-exclusive easement for ingress, egress and access the following described property:

Beginning at the Northeast corner of said Lot 1, which is the point of beginning;
Thence North $0^{\circ}30'30''$ West, a distance of 20 feet;
Thence Westerly parallel with the North line of said Lot 1, a distance of 165 feet;
Thence Southerly, a distance of 20 feet to the Northwest corner of Lot 1;
Thence Easterly along the North line of Lot 1 to the point of beginning.

Parcel B:

101B
That portion of Lot 3, Skagit County Short Plat No. 95-029, approved December 20, 1995 and recorded December 29, 1995 in Volume 12 of Short Plats, pages 59 and 60, under Auditor's File No. 9512290029, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Lot 3, Short Plat No. 95-029;
Thence North $0^{\circ}30'30''$ West along the East line of said Lot 3, also being the Westerly right of way margin of Collins Road, 94.24 feet to a Northeast corner of said Lot 3, also being the Southeast corner of Lot 1, Short Plat No. 92-012, approved July 14, 1992 and recorded July 15, 1992 in Volume 10 of Short Plats, pages 102 and 103, under Skagit County Auditor's File No. 9207150053, being a portion of the Southeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, Willamette Meridian and being the true point of beginning;
Thence South $89^{\circ}35'13''$ West, 165.00 feet along the South line of said Lot 1, Short Plat No. 92-012, also being a North line of said Lot 3, Short Plat No. 95-029 to the Southwest Corner of said Lot 1, Short Plat No. 92-012;
Thence North $0^{\circ}30'30''$ West, 94.00 feet along the West line of said Lot 1, Short Plat No. 92-012, also being an East line of said Lot 3, Short Plat No. 95-029 to a common corner thereof;
Thence North $82^{\circ}40'05''$ West, 25.24 feet along the North line of said Lot 3, Short Plat No. 95-029;
Thence South $0^{\circ}30'30''$ East, 102.40 feet;
Thence North $89^{\circ}35'13''$ East, 190.00 feet, more or less, to the East line of said Lot 3, Short Plat No. 95-029 at a point bearing South $0^{\circ}30'30''$ East from the true point of beginning;
Thence North $0^{\circ}30'30''$ West, 5.00 feet along the said East line of Lot 3, Short Plat No. 95-029 to the true point of beginning.

Situated in Skagit County, Washington



200407210070
Skagit County Auditor

7/21/2004 Page

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5 1:25PM