



200410260123
Skagit County Auditor

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Vyonne Minerich
25619 Hoehn Rd.
Sedro Woolley, WA 98284

LAND TITLE OF SKAGIT COUNTY

Parcel No.: P40054
Legal Desc.: Ptn. NW - SE Sec. 20 Twp. 35N Rng. 5E. aka ptn. Lot 1 Short plat #23-84

EASEMENT

THE GRANTORS, **VYONNE MINERICH** as her separate estate, for and in consideration of Granting of Easement rights and no other consideration, convey to **VYONNE MINERICH AND DOUGLAS CARTER, wife and husband, THE GRANTEES**, and to their heirs, successors and assigns in ownership of the property described on **Exhibit "B"** attached hereto, a non-exclusive easement for building setback over and across the following described tract:

As attached hereto as Exhibit "A"

This Easement Agreement is executed the 22nd day of October, 2004.

Vyonne Minerich
VYONNE MINERICH

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 26 2004

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

STATE OF WASHINGTON }
 }
 })ss
 }
County of Skagit }

I certify that I know or have satisfactory evidence that **VYONNE MINERICH** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 22 day of October, 2004.

Karan Thomson
Notary Public in and for the
State of Washington, residing at
Burlington
My appointment expires 3-1-05

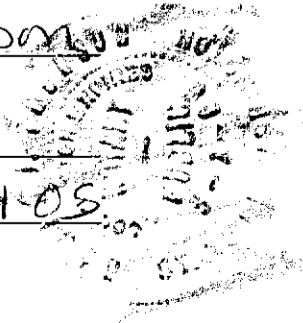


Exhibit A

A nonexclusive easement for a building setback over and across the following described property:

Lot 2 of Short Plat No. 23-84, approved July 10, 1984 and recorded July 10, 1984, under Auditor's File No. 8407100024 in Volume 6 of Short Plats, page 163, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 35 North, Range 5 East, W.M.

Together with that remaining portion of Lot 1 of Short Plat No. 23-84, approved July 10, 1984 and recorded July 10, 1984, under Auditor's File No. 8407100024 in Volume 6 of Short Plats, page 163, records of Skagit County, Washington, being a portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 35 North, Range 5 East, W.M.

EXCEPT that portion thereof described as follows:

Beginning at the Northwest corner of said Lot 1;
thence Southerly a distance of 19.4 feet along the West line of said Lot 1;
thence Easterly a distance of 600.74 feet to the Easterly line of said Lot 1;
thence Northerly along the Easterly line of said Lot 1 a distance of 4.7 feet to the Northeast corner of said Lot 1;
thence Westerly along the North line of said Lot 1 to the point of beginning.

ALSO, EXCEPT that portion described as follows:

Beginning at the Southwest corner of Lot 1 of said Short Plat No. 23-84;
thence North $00^{\circ}05'58''$ West, along the West line thereof, a distance of 379.53 feet;
thence North $89^{\circ}54'02''$ East a distance of 247.15 feet;
thence South $00^{\circ}05'58''$ West a distance of 325.45 feet, more or less, to the North line of Hoehn Road;
thence South $77^{\circ}33'30''$ West, along said North line, a distance of 253.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington

The West line of said 15 foot wide easement is described as follows:

Beginning at the Southwest corner of Lot 1 of said Short Plat No. 23-84 said point being on the north line of Hoehn Road; thence North $77^{\circ}33'30''$ East, along said North line, a distance of 253.00 feet to the true point of beginning said point also being the Southeast corner of parcel conveyed by deed recorded on August 12, 2004 under Auditor's file no. 200408120107 records of Skagit Co.; thence North $00^{\circ}05'58''$ East a distance of 325.45 feet to the terminus of said line.



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Exhibit B

That portion of Lot 1, Short Plat No. 23-84, approved July 10, 1984, and recorded July 10, 1984, in Volume 6 of Short Plats, page 163, under Auditor's File No. 8407100024, and being a portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 35 North, Range 5 East, W.M. described as follows:

Beginning at the Southwest corner of Lot 1 of said Short Plat No. 23-84;
thence North $00^{\circ}05'58''$ West, along the West line thereof, a distance of 379.53 feet;
thence North $89^{\circ}54'02''$ East a distance of 247.15 feet;
thence South $00^{\circ}05'58''$ West a distance of 325.45 feet, more or less, to the North line of Hoehn Road;
thence South $77^{\circ}33'30''$ West, along said North line, a distance of 253.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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A.F. No. 8506280013 QUIT CLAIM DEED
TO RANDALL L. GOOD AND AILEEN W. GOOD
S89°31'15"E

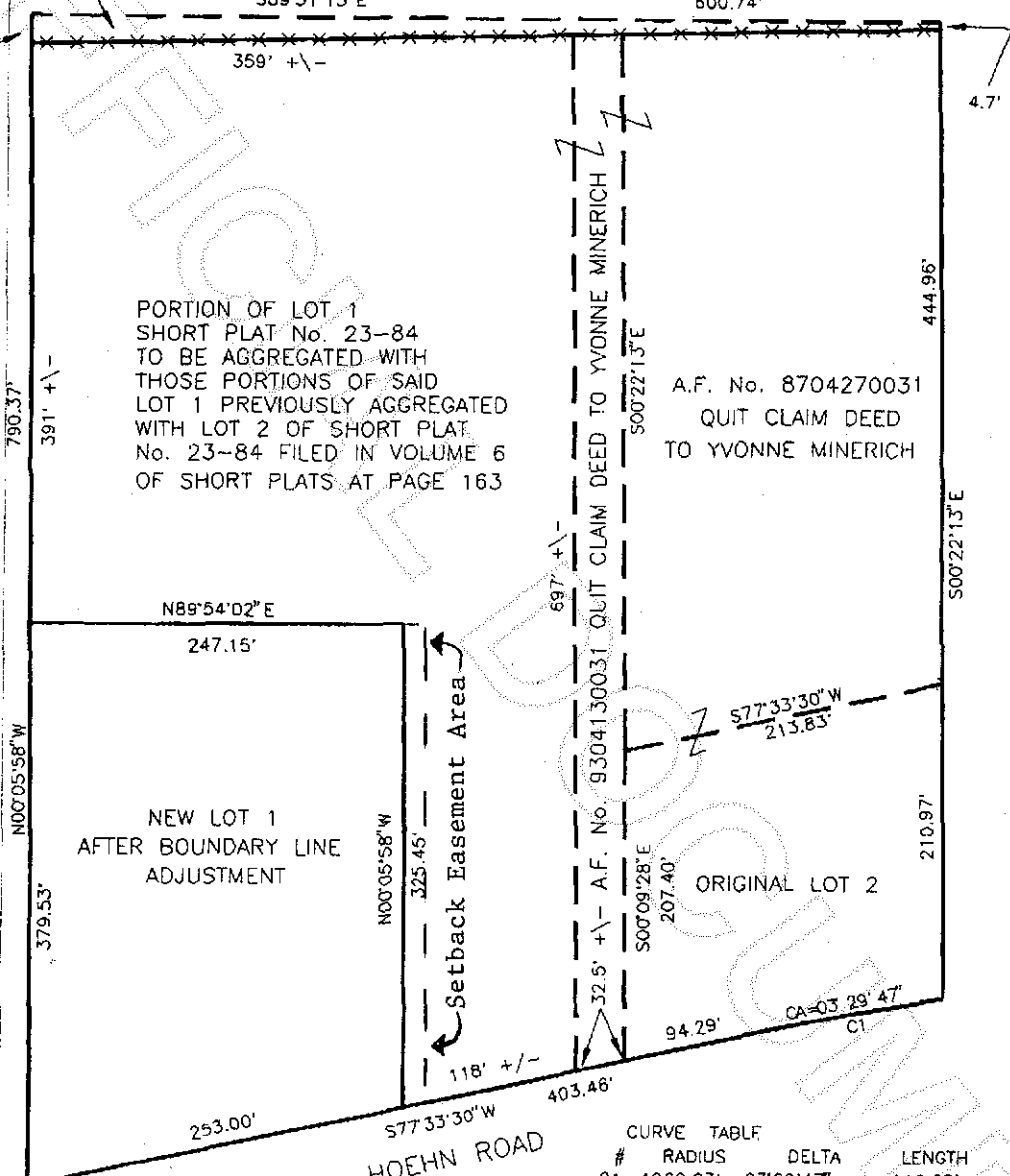
PORTION OF LOT 1
SHORT PLAT No. 23-84
TO BE AGGREGATED WITH
THOSE PORTIONS OF SAID
LOT 1 PREVIOUSLY AGGREGATED
WITH LOT 2 OF SHORT PLAT
No. 23-84 FILED IN VOLUME 6
OF SHORT PLATS AT PAGE 163

A.F. No. 8704270031
QUIT CLAIM DEED
TO YVONNE MINERICH

NEW LOT 1
AFTER BOUNDARY LINE
ADJUSTMENT

ORIGINAL LOT 2

Setback Easement Area



CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	1960.23'	03°29'47"	119.62'

BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
for



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