



200412020023
Skagit County Auditor

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Return to:

Don or Jill Lawrence
52808 Concrete Sauk Valley Rd
Concrete, WA 98237

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 50' foot side (side or rear) yard setback ; and

WHEREAS, Section 14.16.810 (5) provides and exception from the 50' setback requirement if an easement is provided along the South lot line of the abutting lot, sufficient to leave the minimum required separation (96') between buildings of the adjoining lots; NOW THEREFORE,

Grantor, Crown Pacific Limited Partnership hereby grants to Don + Jill Lawrence, Grantee, an easement over the following described property:

P30972 (See Exhibit "A") NW 1/4 NE 1/4 14-34-9
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") NW 1/4 NE 1/4 14-34-9

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 18th day of October, 2004.

Grantor

Russ Paul Land + Timber Manager

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 18th day of OCTOBER, 2004, personally appeared before me Russ Paul 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.

Judith A. Clark SKAGIT COUNTY WASHINGTON
Notary Public in and for the State of Washington REAL ESTATE EXCISE TAX
residing at Sedro Woolley

My Commission expires: 10-01-06

DEC 02 2004

Amount Paid \$0
Skagit Co. Treasurer
By [Signature] Deputy



First American Title Company of Skagit County

formerly Skagit County Title Company

P.O. Box 1667, 1301-B Riverside Dr., Mount Vernon, WA 98273

(360) 424-0115, 1-800-869-7045, FAX (360) 424-5885

November 30, 2004

Doug Aamot
Taurus Construction

Re: JM-1196

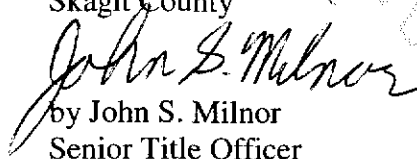
Dear Mr. Aamot:

Enclosed herewith is the legal description that you asked for a portion of Crown Pacific property adjoining property owned by Donald and Jill Lawrence. The Lawrence property is taxed as P30894 and the Crown Pacific property as P30972. We have created that legal description using the footages supplied by you. This Company has made no inspection of the subject property nor have we examined the title to either parcel of land.

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 34 North, Range 9 East, W.M. described as follows:

Begin at the intersection of the North line of said subdivision with the Westerly line of the right-of-way for the Concrete-Sauk Valley Road; thence West along said North line 100 feet to the True Point of Beginning; thence South parallel with the West line of said subdivision 45 feet; thence West parallel with the North line of said subdivision 200 feet; thence North parallel with the West line of said subdivision 45 feet to the North line of said subdivision; thence East along said North line 200 feet to the True Point of Beginning.

Sincerely Yours,
First American Title Company of
Skagit County


by John S. Milnor
Senior Title Officer

Agents For
First American Title Insurance Co.



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That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 34 North, Range 9 East, W.M. described as follows:

Begin at the intersection of the North line of said subdivision with the Westerly line of the right-of-way for the Concrete-Sauk Valley Road; thence West along said North line 100 feet to the True Point of Beginning; thence South parallel with the West line of said subdivision 45 feet; thence West parallel with the North line of said subdivision 200 feet; thence North parallel with the West line of said subdivision 45 feet to the North line of said subdivision; thence East along said North line 200 feet to the True Point of Beginning.



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