

200501200127
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 8 foot 25 (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 South lot line of the abutting lot, sufficient to leave the minimum required separation (8) between buildings of the adjoining lots; NOW THEREFORE,

Grantor, Clayton Franklin hereby grants to

Jeffrey McKay, Grantee, an easement over the following described property: Sedro Woolley area, acres 0.01 lot 1 of Skagit County short plat PL-01-0438
P119747 (See Exhibit "A") recorded as #20031170077 being a portion of lot 3
 herein called the "easement area", for Side yard purposes to satisfy the Skagit County Code on the side
 following described real property of the grantee: West meadow add lot 2 located in the NW1/4 SE 1/4
 (See Exhibit "B") P77556

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 31 day of August, 2004.

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 day of August 31, 2004, personally appeared before me Robyn Phillips 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.

Robyn Phillips
 Notary Public in and for the State of Washington,
 residing at Sedro Woolley

My Commission expires: 6/17/08