



200505170089

Skagit County Auditor

5/17/2005 Page

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1 12:48PM

NOTICE OF PROPERTY ENCROACHMENT LETTER

May 2005

To: Mr. & Mrs. Clifford

Reference: (a) Property Line Between:

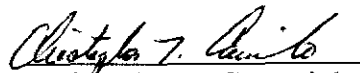
4206 Glasgow Way, Lot 192, Clearidge Division II, Anacortes, WA
98221, Edwin J. Clifford and Alice D. Clifford, Owners, Tax I.D. 4449-
000-192-0001; and

4208 Glasgow Way, Lot 193, Clearidge Division II, Anacortes, WA
98221, Christopher T. Caracciolo and Angelique Caracciolo, Owners,
Tax I.D. 4449-000-193-0008

Reference: (b) NOTICE OF PROPERTY ENCROACHMENT LETTER June 1998

Recorded under Skagit County Auditor File No. 9806100034 on June
10, 1998

The purpose of this letter is to grant you temporary permission to continue using a portion of our property that is presently accommodating your wall along our side of the above reference (a) property line. This use shall constitute a continued trespass, nuisance and encroachment upon our property. This continued use, however, shall not ripen into an adverse possession and/or prescriptive use of our property; and, is subject to termination at our request, or at the request of any future owner(s) of our property. In the above reference (b) NOTICE letter, you were reminded of an easement provision set forth in our Clearidge Division II plat approved by our City and County, to wit: "...all lots shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lines for drainage purposes." This means that your wall should be no closer than 2.5 feet of the above reference (a) property line on your side. Ostensibly, your present blocking of the said drainage easement (plus also the absence of a French Drain along your side of your wall) may be causing the accumulation of water that occurs on your property when it rains. To avoid any problem or misunderstanding in the future, we have: (a) sent this letter to you by Certified Mail (return receipt signed by you); (b) recorded a copy; and, (c) sent a copy to our Clearidge Homeowners Association.


Christopher T. Caracciolo


Angelique Caracciolo

cc: Larry Dent, President
Clearidge Homeowners Association
4602 Guemes View, Anacortes, WA 98221