



200508110093

Skagit County Auditor

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Document Title:

Easement Agreement

Reference Number :

Grantor(s):

☐ additional grantor names on page ____

1. Timberline Building Services, Inc
2. Dignum, Charles A
3. Ehman, Kathleen A.

Grantee(s):

☐ additional grantee names on page ____

1. Dignum, Charles A.
2. Ehman, Kathleen A.
3. Timberline Building Services, Inc

Abbreviated legal description:

☐ full legal on page(s) ____

NW 1/4 NW 1/4 35.36.3
NW 1/4 NW 1/4 35.36.3

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P48680
P48675

SIDEYARD EASEMENT AGREEMENT

The following sets forth a side yard Easement Agreement for the following property:

Timberline Building Services, Inc. Property:

16250 Colony Rd. Bow, 98232
P#48680

ACRES .56 THAT PORTION OF THE NW QRTR. OF THE NW QRTR. OF SECTION 35, TWNHP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 0 DEGREES 05'15" EAST A DISTANCE OF 825 FT. AND NORTH 88 DEGREES 38'32" EAST A DISTANCE OF 924 FT. FROM THE NW CORNER OF SAID SECTION 25; THENCE NORTH 0 DEGREES 05'15" WEST A DISTANCE OF 234.69 FT. TO A POINT ON CURVE ON THE SW RIGHT OF WAY LINE OF THE 60 FT. COUNTY RD, SAID POINT BEARING SOUTH 43 DEGREES 25'43" WEST A DISTANCE OF 849 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NW ALONG SAID CURVE (HAVING A RADIUS OF 849 FT.) THROUGH A CENTRAL ANGLE OF 4 DEGREES 42'47", AN ARC DISTANCE OF 69.84 FT.; THENCE NORTH 41 DEGREES 51'30" WEST ALONG THE SW LINE OF THE COUNTY RD, A DISTANCE OF 39.59 FT. TO THE NE CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO WILLIAM E. GILKEY, ET UX BY DEED RECORDED UNDER AUDITOR'S FILE NO. 603596; THENCE SOUTH 0 DEGREES 05'15" EAST ALONG THE EAST LINE OF SAID GILKEY TRACT 315.99 FT. TO THE SE CORNER OF SAID TRACT; THENCE NORTH 88 DEGREES 38'32" EAST OF A DISTANCE OF 75 FT. TO THE POINT OF BEGINNING.

Charles A. Dignum / Kathleen A. Ehman Property: 16218 Colony Rd. Bow, 98232
P#48675

ACRES 1.46 THAT PORTION OF THE NW QRTR OF THE NW QRTR OF SECTION 35, TWNHP 36, NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID SUBDIVISION; THENCE SOUTH 0 DEGREES 05'15" EAST ALONG THE WEST LINE OF SAID SUBDIVISION, 825 FT; THENCE NORTH 88 DEGREES 38'32" EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION, 699 FT TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 05'15" WEST 487.08 FT TO THE SW LINE (AS BUILT) FOR A 60 FT. COUNTY RD; THENCE SOUTH 41 DEGREES 51'30" EAST ALONG SAID RD 225.11 FT; THENCE SOUTH 0 DEGREES 05'15" EAST 315.91 FT TO A POINT WHICH LIES NORTH 88 DEGREES 38'32" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 38' 32" WEST 150 FT TO THE TRUE POINT OF BEGINNING.

SIDEYARD EASEMENT AGREEMENT -1



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D) Charles A. Dignum & Kathleen A. Ehman, owners of P# 48675 grant Timberline Building Services, Inc. Owners of P# 48680 the following side yard easement agreement:

The owners of P# 48675 are limited to building in that setback within twice the normal side yard setback requirements from the property line ~~OR~~ **THE AMOUNT NECESSARY TO MAINTAIN MINIMUM BUILDING SEPERATION**, along their east line as described below. Minimum building separation per county code 14.16.810 must be maintained at 16 ft. in residential zoning classification. With the residence for P# 48680 being 5' 2" from separating property line as measured from that line established by Bayview Surveying Inc. , Owners of P# 48675 agree to build no buildings within 10' 8" from that portion of said property line affected by the residence on P# 48680, thus maintaining the minimum county setback of 16'. This agreement affects ONLY that 20' portion of the East Property line for P#48675, that being the west property line for P# 48680 (as described above) starting 124.8 feet from North end of said line and ending 144.8 feet from the North end of said line.

II) Timberline Building Services, Inc. Owners of P#48680 grant Charles A. Dignum & Kathleen A. Ehman, owners of P# 48675 the following side yard easement agreement.

The owners of P#48680 are limited to building in that setback within twice the normal side yard setback requirements from the property ~~line~~ **OR THE AMOUNT NECESSARY TO MAINTAIN MINIMUM BUILDING SEPARATION**, along their west line as described below. Minimum building separation per county code 14.16.810 must be maintained at 16 ft. in residential zoning classification. Owners of P#48680 agree to build no buildings within 10 ft. of their West Property line, that being the East property line for P#48675 (as described above) starting from 0 ft. of the North end of said line and ending 96' from the North end of said line, thus allowing the owners of P#48675 to build any building within 6' of the described portion of that line. The owners of P#48675 also agree to build a courtesy fence along said line beginning at 0' and ending at 160' from the north end of said line.

DATED this FOth day of August, 2005.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 11 2005

Amount Paid
By: [Signature]
Skagit County Treasurer
Deputy

[Signature]
Timberline Building Services, Inc.
TERRIS A. POWELL, President

[Signature]
CHARLES A. DIGNUM

[Signature]
KATHLEEN A. EHMAN



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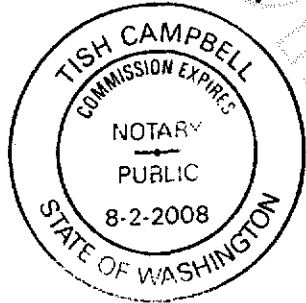
STATE OF WASHINGTON)

SS

COUNTY OF SKAGIT)

On this day personally appeared before me CHARLES A. DIGNUM and KATHLEEN A. EHMAN and TERRIS A. POWELL, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 11th day of Aug, 2005.



Tish Campbell
Notary Public in and for the state of
Washington, residing at Mount Vernon WA
My commission expires: 08/02/08

SIDEYARD EASEMENT AGREEMENT-3



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Proposed Adjustment
to setback line

Line

Property

90'

124.8'

16'

* Drawing for conceptual
purposes is not to
scale.

** Proposal ONLY affects setback
line NOT the property
line.



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8'
Setback

P# 48675

P# 48680