



200604240127
Skagit County Auditor

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Document Title: Setback Easement

Reference Number:

Grantor(s): [] additional grantor names on page -

1. Carl E Hjort 3.

2. Lynda L Hjort 4.

Grantee(s): [] additional grantee names on page _

1. Carlton D Howe 3.

2. Patricia A. Howe 4.

Abbreviated legal description: [X] full legal on page(s) -Exhibit A dated 04/16/06

Lot 10, Plat of Sunrise Estates Div. II

Assessor Parcel/Tax ID Number [] additional tax parcel number(s) on page

Property Tax ID # P108548

Attachments:
Notarized Setback Easement
Exhibit A Dated 04/16/06
Exhibit B Dated 04/16/06 2 pages

Return to:

SKAGIT COUNTY AUDITORS OFFICE

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 a 8 foot SIDE (side or rear) yard setback; and

WHEREAS, Section 14.16.810 (5) provides an exception from the SIDE (side or rear) setback requirement if an easement is provided along the NORTH lot line of the abutting lot, sufficient to leave the minimum required building separation of 16 feet;

NOW THEREFORE, CARL E. AND LYNDA L. HIJORT Grantor, hereby grants to CARLTON D. AND PATRICIA A. HOWE, Grantee, an easement over the following described property:

(See Exhibit "A" DATED 04/16/06)

herein called the "easement area", for SIDE (side or rear) yard purposes to satisfy the Skagit County Code on the following described real property of the grantee:

(See Exhibit "B" DATED 04/16/06)

herein called the "receiving lot", and agrees that no structure will be located in the easement area and all future setbacks will be measured from the easement lines rather than the property lines adjacent to this easement. Grantee shall have access to the easement area for normal maintenance activities to the structure on the receiving lot.

Additional provisions: GRANTORS MAINTAIN RIGHT TO BUILD FENCE AT PROPERTY LINE.

Grantors Carl E. and Lynda L. Hjort Date: 4/22/06

STATE OF WASHINGTON 4/22/06

COUNTY OF SKAGIT

On this day personally appeared before me Carl E. and Lynda L. Hjort, known to be the individual(s) 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 purpose therein mentioned.

Given under my hand and official seal this 22 day of April, 2006

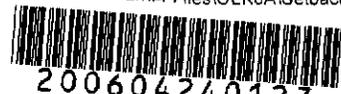
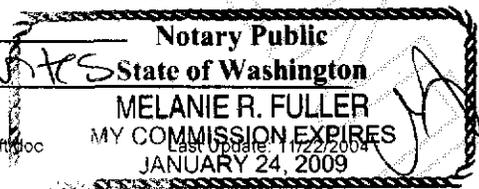
Notary's Signature Melanie R. Fuller Notary Public

Notary Public in and for the State of Washington residing at Alacortes State of Washington

My Commission Expires 1/24/2009

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Internet Files\OLK8A\Setback Easement draft.doc



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Exhibit A
Dated 4/16/06

Legal Description of Grantors Property

Carl E Hjort
Lynda L Hjort
14453 Austin Place
Anacortes, WA 98221

Lot 10, Plat of Sunrise Estates Division No. II, according to the Plat Thereof recorded in Volume 16 of Plats, Page 92 and 93, Records of Skagit County, Washington State

Property Tax ID# P108548
Auditors Reference 9604020065
Acres 0.70

Legal Description of Grantees Property

Carlton D Howe
Patricia A Howe
14447 Austin Place
Anacortes, WA 98221

Lot 9, of Sunrise Estates Division No. II, according to the Plat Thereof recorded in Volume 16 of Plats, Page 92 and 93, Records of Skagit County, Washington State

Property Tax ID# P108547
Auditors Reference 9604020065
Acres 0.53

#1914
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 24 2006

Amount Paid \$ 2992
By Skagit Co. Treasurer Deputy



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EXHIBIT B

DATE 04/16/06

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806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION
FOR
CARLTON AND PATRICA HOWE
OF
BUILDING SETBACK
EASEMENT OVER LOT 10

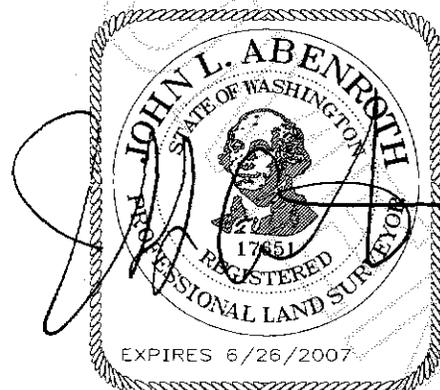
April 11, 2006

A four (4) foot wide easement for building setback purposes over and across that portion of lot 10 of the Plat of Sunrise Estates Division II as recorded in Volume 16 of Plats at page 92 and 93 under AF#9604020065 records of Skagit County, Washington, described as follows:

Beginning at a point on the north line of said Lot 10 which lies S 89°45'21"W, a distance of 78.40 feet from the northeast corner of said Lot 10; thence S 00°14'39"E, a distance of 4.00 feet; thence S 89°45'21"W, a distance of 42.00 feet; thence N 00°14'39"W, a distance of 4.00 feet to the north line of said Lot 10; thence N 89°45'21"E, a distance of 42.00 feet to the point of beginning of this description.

Containing 168 square feet.

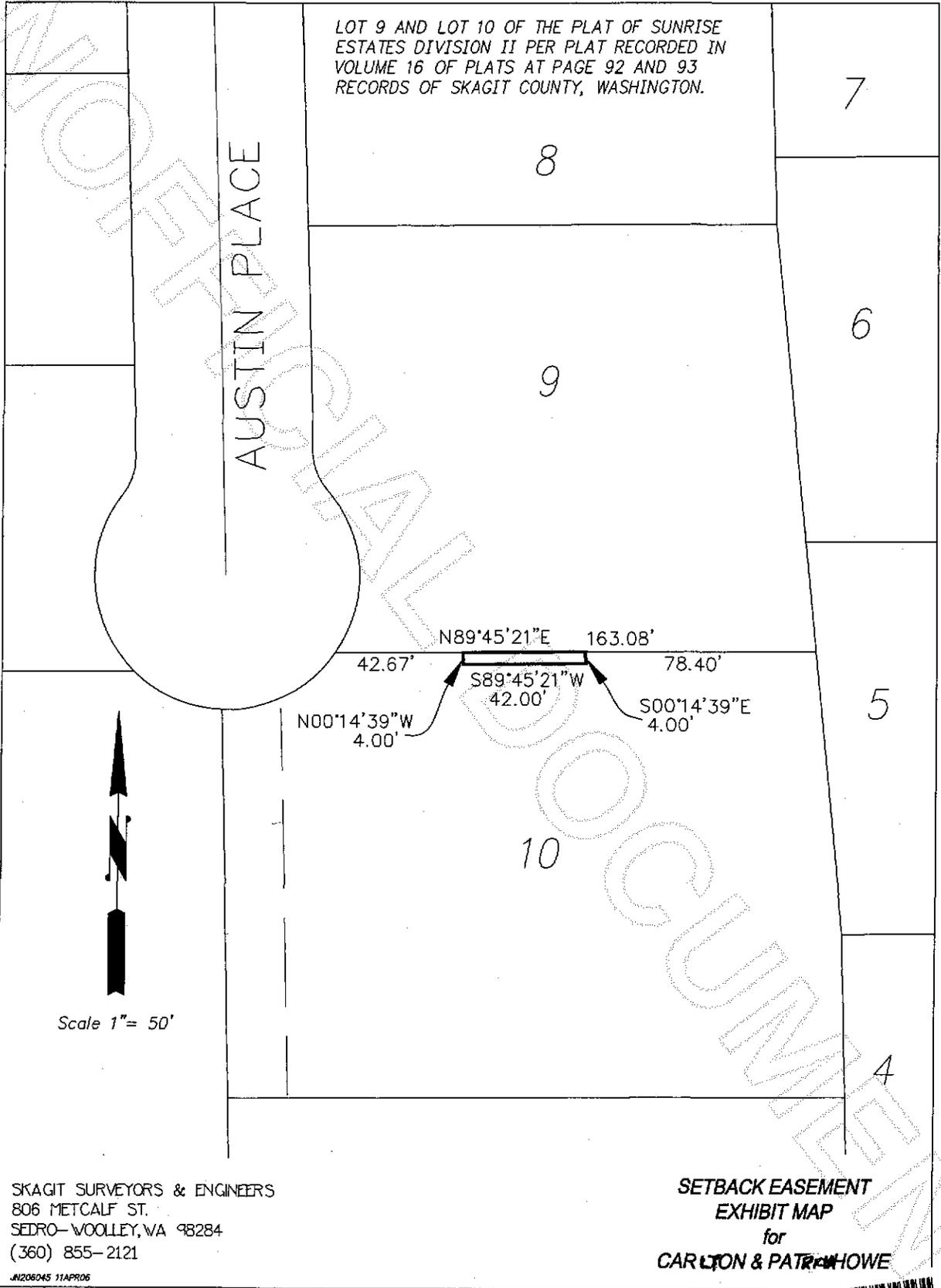
Situate in Skagit County, Washington.



4/12/06



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SKAGIT SURVEYORS & ENGINEERS
806 METCALF ST.
SEDOO-WOLLEY, WA 98284
(360) 855-2121

JN206045 11APR06

SETBACK EASEMENT
EXHIBIT MAP
for
CARLTON & PATRICIA HOWE



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