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200608140194
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 a 50 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 SOUTH lot line of the abutting lot, sufficient to leave the minimum required building separation of 58 feet;

NOW THEREFORE, Dave & Peggy Schulberg Grantor, hereby grants to DEBBIE MACKIE & TITO MESSERLI, Grantee, an easement over the following described property:

P116335

(See Exhibit "A")

Lot 4 SP96-055 6-34-5

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")

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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Additional provisions:

Grantor: Dave Schulberg Peggy Schulberg AUG 14 2006 Date: 8-8-06

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

Amount Paid: 0
Skagit Co. Treasurer:
By [Signature] Date: 8-8-06

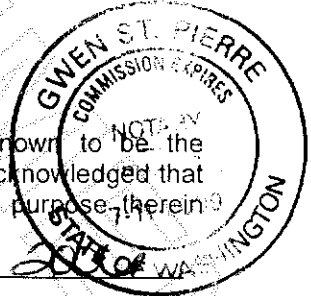
On this day personally appeared before me David & Peggy Schulberg known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

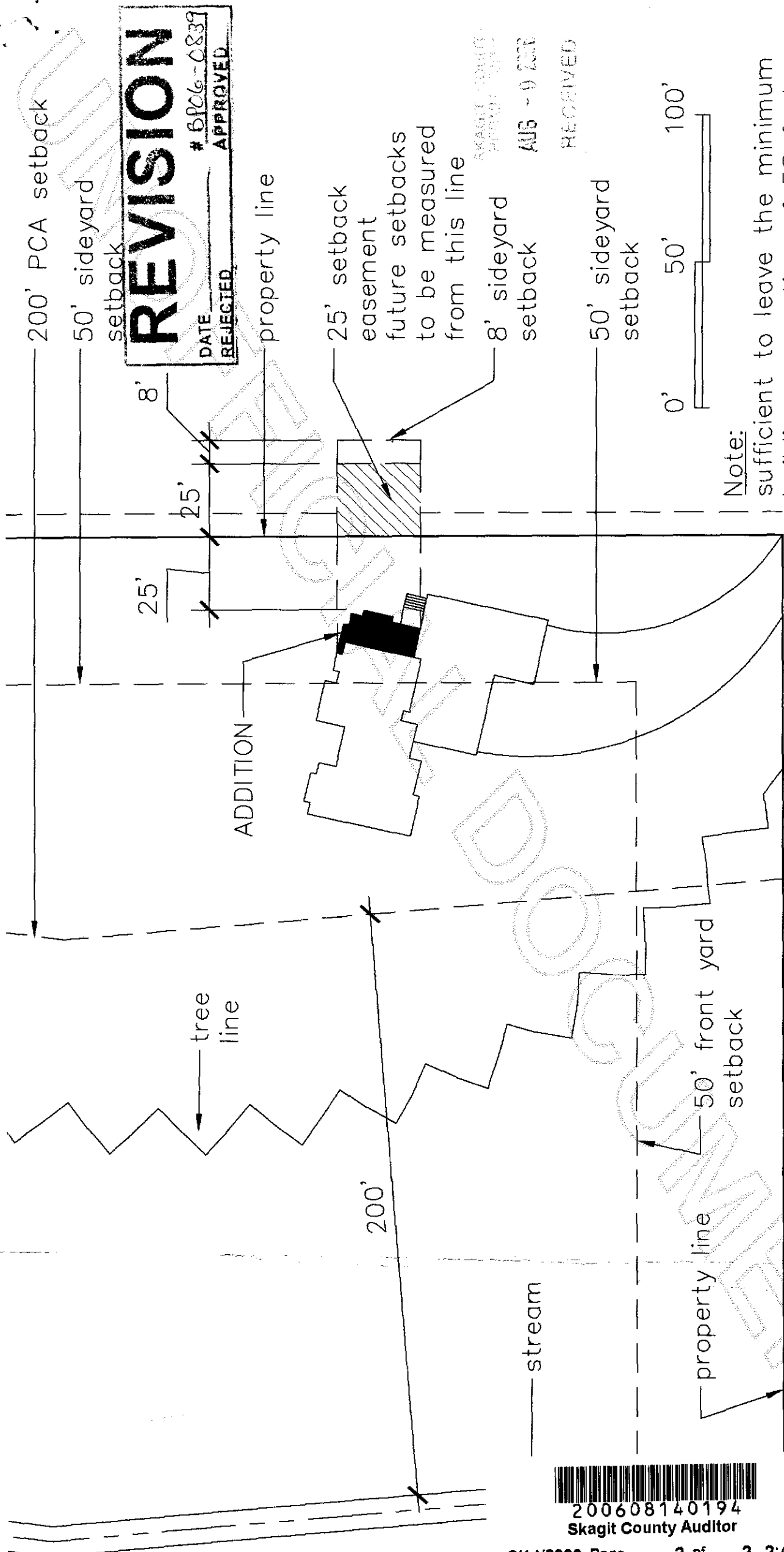
Given under my hand and official seal this 8th day of August

Notary's Signature [Signature]

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

My Commission Expires 07-11-09

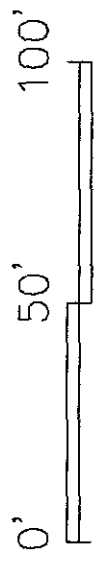




REVISION
 DATE _____ # BPC6-0839
 REJECTED _____ APPROVED _____

SMART TOWNS
 AUG - 9 2006
 RECEIVED

Note:
 sufficient to leave the minimum
 building separation of 58 feet.



Mark E. Christ, Architect
 810 Bennett Street
 Sedro-Woolley, WA 98284
 phone (360) 855-1546



Family Room Addition for
 Debbie Mackie & Tito Messerli

Date:
 08/01/06 Permit

Sheet:

A1

Site Plan
 1" = 40'-0"

200608140194
 Skagit County Auditor