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200609120139  
Skagit County Auditor

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**SETBACK EASEMENT**

THIS INSTRUMENT, entered into to satisfy the rear (side or rear) yard setback requirements of the Skagit County Code,

WITNESSETH:

WHEREAS, The Skagit County Codes requires a 35 foot rear (side or rear) yard setback; and

WHEREAS, Section 14.16.810 (5) provides an exception from the rear (side or rear) setback requirement if an easement is provided along the front lot line of the abutting lot, sufficient to leave the minimum required building separation of 30 feet;

NOW THEREFORE, Gary Lohman Grantor, hereby grants to Gary Lohman Grantee, an easement over the following described property:

P30737 15-35-4

(See Exhibit "A")

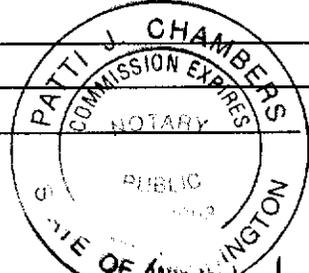
herein called the "easement area", for rear (side or rear) yard purposes to satisfy the Skagit County Code on the following described real property of the grantee:

(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.

Additional provisions: \_\_\_\_\_

Grantor: Ben Sal



Date: 9/12/06

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me GARY LOHMAN, 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 12<sup>TH</sup> day of SEPTEMBER, 2006.

Notary's Signature Patti J. Chambers

Notary Public in and for the State of Washington residing at MOUNT VERNON

My Commission Expires 3/22/2008

**Legal Description**

ACREAGE ACCOUNT, ACRES 1.95, TAX 10; (DR14) WEST 221.84 FEET OF NORTH 392.70 FEET OF NORTH 1/2 SW1/4 SW1/4; ALSO BEGINNING AT NORTHWEST CORNER SAID SUBDIVISION; THENCE NORTH 88-01-20 EAST ALONG NORTH LINE SAID SUBDIVISION 221.84 FEET; THENCE SOUTH 2-04 PARALLEL WITH WEST LINE SAID SUBDIVISION 252.70 FEET AS TRUE POINT OF BEGINNING; THENCE NORTH 88-01-20 EAST PARALLEL WITH NORTH LINE SAID SUBDIVISION 37 FEET; THENCE NORTH 2-04 EAST 140 FEET; THENCE SOUTH 88-01-20 WEST PARALLEL WITH NORTH LINE SAID SUBDIVISION 37 FEET THENCE NORTH 2-04 EAST 140 FEET TO POINT OF BEGINNING. ALSO TOGETHER WITH TRACT B OF SHORT PLAT 14-78.

Tax Account #P36704 **EXHIBIT A**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 12 2006

Amount Paid \$  
Skagit Co. Treasurer:

By



200609120139

Skagit County Auditor

**Legal Description**

DR 14: OPEN SPACE #38 #799217 1975: THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT COUNTY ROAD AND EXCEPT THE FOLLOWING DESCRIBED TRACTS: 1) BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 88 DEGREES 01'20" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 221.84 FEET; THENCE SOUTH 02 DEGREES 04' WEST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 392.70 FEET; THENCE SOUTH 88 DEGREES 01'20" WEST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 221.84 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 02 DEGREES 04' EAST 392.70 FEET TO THE POINT OF BEGINNING; EXCEPT COUNTY ROAD. 2) BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 88 DEGREES 01'20" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 221.84 FEET; THENCE SOUTH 2 DEGREES 00' WEST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 252.70 FEET AS THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 01'20" EAST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 37 FEET; THENCE SOUTH 2 DEGREES 04' WEST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 140 FEET; THENCE SOUTH 88 DEGREES 01'20" WEST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 37 FEET; THENCE NORTH 2 DEGREES 04' EAST 140 FEET TO THE TRUE POINT OF BEGINNING. (THE ABOVE DESCRIPTION INCLUDES A PORTION OF THAT TRACT DEPICTED AS TRACT B ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 14-78, RECORDED UNDER AUDITOR'S FILE NO. 875745). EXCEPT THE EAST 948.70 FEET.

TAX ACCOUNT # P36737 EXHIBIT B



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