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Skagit County Auditor

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P18036

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 100 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 _____ lot line of the abutting lot, sufficient to leave the minimum required building separation of 8 feet;

NOW THEREFORE, Steve L. Eerkes and Debra M. Eerkes Grantor, hereby grants to Steve L. Eerkes Grantee, an

easement over the following described property: The North 300 feet of the West 100 feet
(See Exhibit "A") of the East 1/2 of
The Northwest 1/4 of the North East 1/4 of
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")

SEC 8
TWP 33
R 9E

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: None SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Grantor: Steve L. Eerkes JAN 12 2007 Date: 12-15-06

STATE OF WASHINGTON)
) ss. Amount Paid \$ X
) By Skagit Co. Treasurer
) Deputy
COUNTY OF SKAGIT)

On this day personally appeared before me Steve L. Eerkes, 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 day of January, 2007

Notary's Signature Sharon Hootenboom

Notary Public in and for the State of Washington residing at Sedro Woolley

My Commission Expires 08/20/2010