



200703080095

Skagit County Auditor

3/8/2007 Page

1 of

4 11:48AM

Document Title:

Easement

Reference Number:

Grantor(s):

☐ additional grantor names on page ____

1. Snyder, Stephen
2. Snyder, Rosalie A.

Grantee(s):

☐ additional grantee names on page ____

1. Madlung, Michael L.
2. Madlung, Beverly K.

Abbreviated legal description:

☐ full legal on page(s) ____

Ptn NE 1/4 of NE 1/4 of SE 1/4 22/34/3

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P116750

Setback Easement

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

WITNESSETH:

WHEREAS, The Skagit County Codes requires a 25 foot back yard setback; and

WHEREAS, Section 14.16.810(5) provides an exception for the back 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 50 feet;

NOW THEREFORE,

Stephen and Rosalie A. Snyder Grantor,

Hereby grants to Michael L and Beverly K Madlung Grantee, an easement over the following described property:

The Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 34 North, Range 3 East, W.M., Except County roads along the North and East Lines of said subdivision: ALSO EXCEPT the South 190 feet thereof: AND ALSO EXCEPT the following described tract:

Beginning at a point on the South line of the McLean Road which is 104 feet West of the West line of the road along the East line of said subdivision; thence South at right angles 170 feet; thence West parallel to the South line of said McLean Road, 519.46 feet more or less, to the West line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North along said West line to the South line of said McLean Road; line of said McLean Road; thence East along said South line, 517.09 feet, more or less, to the point of beginning.

(Also known as Tracts 1 and 2 of Skagit County Short Plat No. 27-72, approved May 17, 1972.)

ACREAGE ACCOUNT, ACRES 3.84, (DR15 DK01) LOT 2 OF SHORT PLAT 27-72 RECORDED UNDER AF# 754953, BEING A PORTION OF THE NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 22. P116750

P116750
15550 Beaver Marsh Road

Herein called the easement area for back yard purposes to satisfy the Skagit County Code on the following described real property of the grantee:

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision (being the East $\frac{1}{4}$ corner of said section); thence South 89 degrees 59'35" West along the North line of said subdivision a distance of 399.17 feet; thence South 0 degrees 00'25" East a distance of 25.00 feet to an existing iron pipe on the South margin of the McLean Road, said pipe being the Northwest corner of that certain tract of land conveyed to John Englebretson, Jr. by instrument recorded June 29, 1963, under Auditors File No. 638942, said pipe also being the true point of beginning; thence continue South 0 degrees 00'25" East along the West line of said Englebretson Tract a distance of 170.00 feet to the Southeast corner of said Tract: thence South 89 degrees 59'35" West parallel to said South margin of the McLean Road a distance of 82.24 feet; thence North 0 degrees 00'25" West a distance of 170.00 feet to said South margin of the McLean Road; thence North 89 degrees 59' 35" East along said South margin a distance of 82.24 feet to the true point of beginning.

EXCEPT the North 5 feet thereof.

P22330

15908 McLean Road

The owners of parcel P116750 are limited to building in that setback within the normal side yard setback requirements from the structure or the amount necessary to maintain minimum building separation, along their Northerly property line. Minimum building



200703080095

Skagit County Auditor

separation per county code 14.16.810 must be maintained at 50ft. in residential zoning classification. With the garage for P22330 being 16 feet from separating property line. Owners of partial P116750 agree to build no buildings within 34 feet from that portion of said property line. The easement extends 9 feet into parcel P116750 and runs Easterly from the Southwest property corner of lot P22330 for 24 Feet. See attachment "A"

Dated this 6 day of March 2007

Grantor

Stephen Snyder
Stephen Snyder

Rosalie A. Snyder
Rosalie A. Snyder

Michael L Madlung
Michael L Madlung

Beverly K Madlung
Beverly K Madlung

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax Grantee

MAR 08 2007

Amount Paid
By: KA
Skagit County Treasurer
Deputy

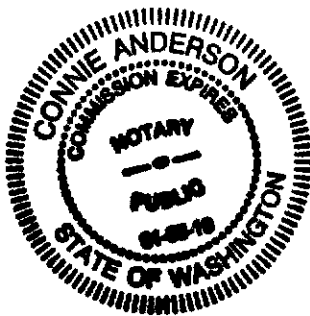
STATE OF WASHINGTON)

ss

COUNTY OF SKAGIT)

On this day personally appeared before me STEPHEN SNYDER and ROSALIE A. SNYDER and MICHAEL L MADLUNG AND BEVERLY K MADLUNG, 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 6 day of March, 2007.



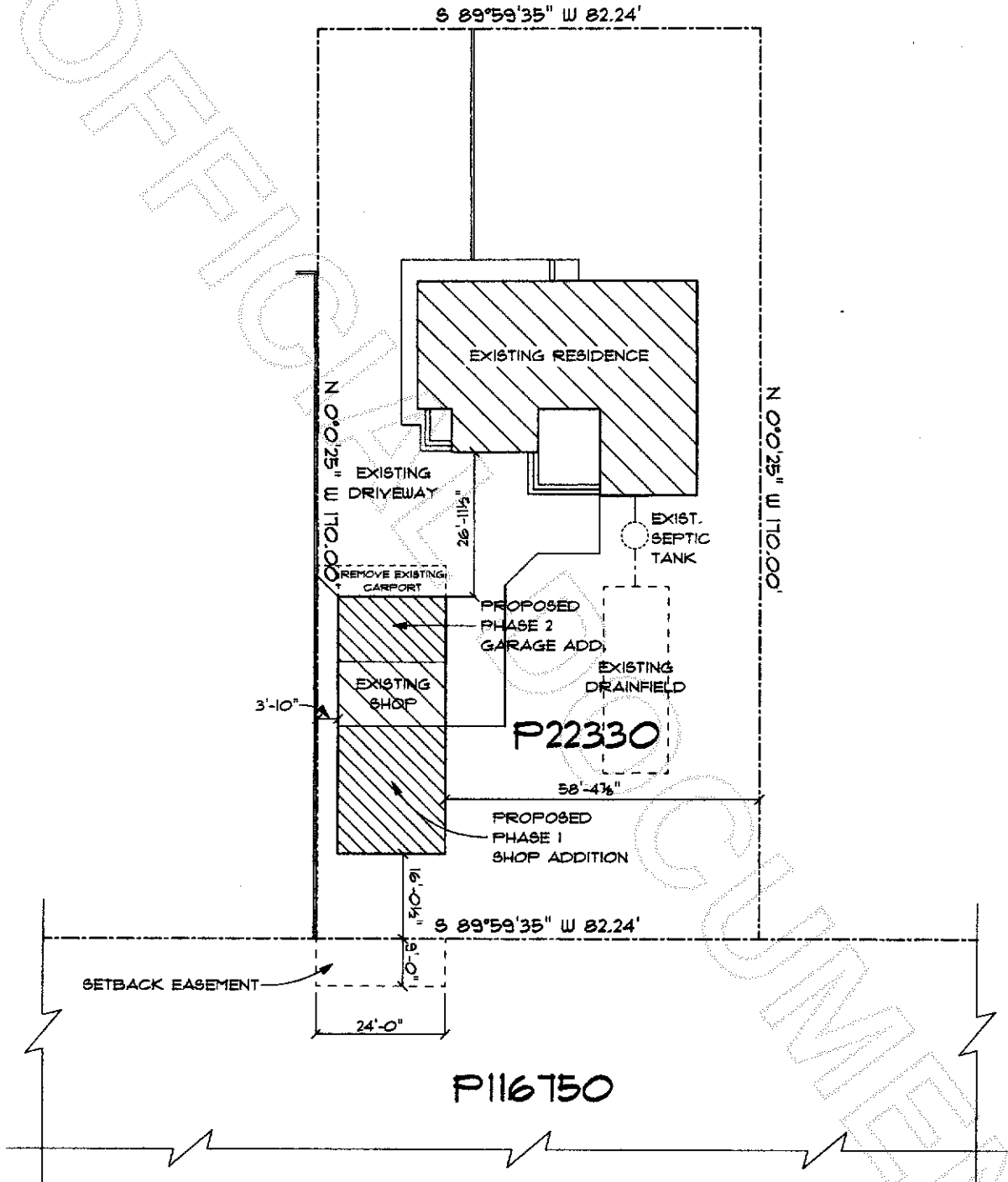
Connie Anderson
Notary Public in and for the state of
Washington, residing at Mount Vernon
My commission expires: 1/05/10



200703080095
Skagit County Auditor

ATTACHMENT "A"

E McLEAN ROAD



SITE PLAN

SCALE:



200703080095

Skagit County Auditor