



200703080096
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. madlung, michael L.
2. madlung, Beverly K.

Grantee(s): additional grantee names on page ___

1. madlung, michael L.
2. madlung, Beverly K.

Abbreviated legal description: full legal on page(s) ___

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 ___

p22330

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 8 foot side yard setback; and

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

NOW THEREFORE, Michael L and Beverly K Madlung Grantor,

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

That portion of the Northeast ¼ of the Northeast ¼ of the Southeast ¼ 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 ¼ 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

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

ACRES 0.33, DR 15: DK 1: THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER 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 QUARTER 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 ENGLEBRESTON, JR., BY INSTRUMENT RECORDED JUNE 29, 1963, UNDER AUDITOR'S FILE NO. 638942; THENCE CONTINUE SOUTH 0 DEGREES 00'25" EAST ALONG THE WEST LINE OF SAID ENGLEBRETSON TRACT A DISTANCE OF 170.00 FEET TO THE SOUTHWEST 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 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE 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; THENCE SOUTH 0 DEGREES 00'25" EAST A DISTANCE OF 170.00 FEET TO THE TRUE POINT OF BEGINNING. AKA TRACT B SHORT PLAT NO. 8-71, APPROVED OCTOBER 28, 1971. P22329

15900 Mclean Road



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The owners of P22329 are limited to building in that setback within twice the normal side yard setback requirements from the structure or the amount necessary to maintain minimum building separation, along their east property line. Minimum building separation per county code 14.16.810 must be maintained at 16ft. in residential zoning classification. With the garage for P22330 being 3'-10" from separating property line. Owners of parcel P22329 agree to build no buildings within 13 feet from that portion of said property line. The easement is 13 feet and runs Westerly from the Easterly property line and starts 16 feet Northerly from the Southeast property corner and continues for 24 feet. See attachment "A".

Dated this 6 day of March 2007

Grantor

Michael L Madlung
Michael L Madlung

Beverly K Madlung
Beverly K Madlung

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Grantee

Michael L Madlung
Michael L Madlung

Beverly K Madlung
Beverly K Madlung

MAR 08 2007

Amount Paid
By: Kh
Skagit County Treasurer Deputy

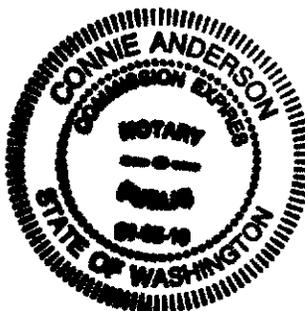
STATE OF WASHINGTON)

SS

COUNTY OF SKAGIT)

On this day personally appeared before me 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.



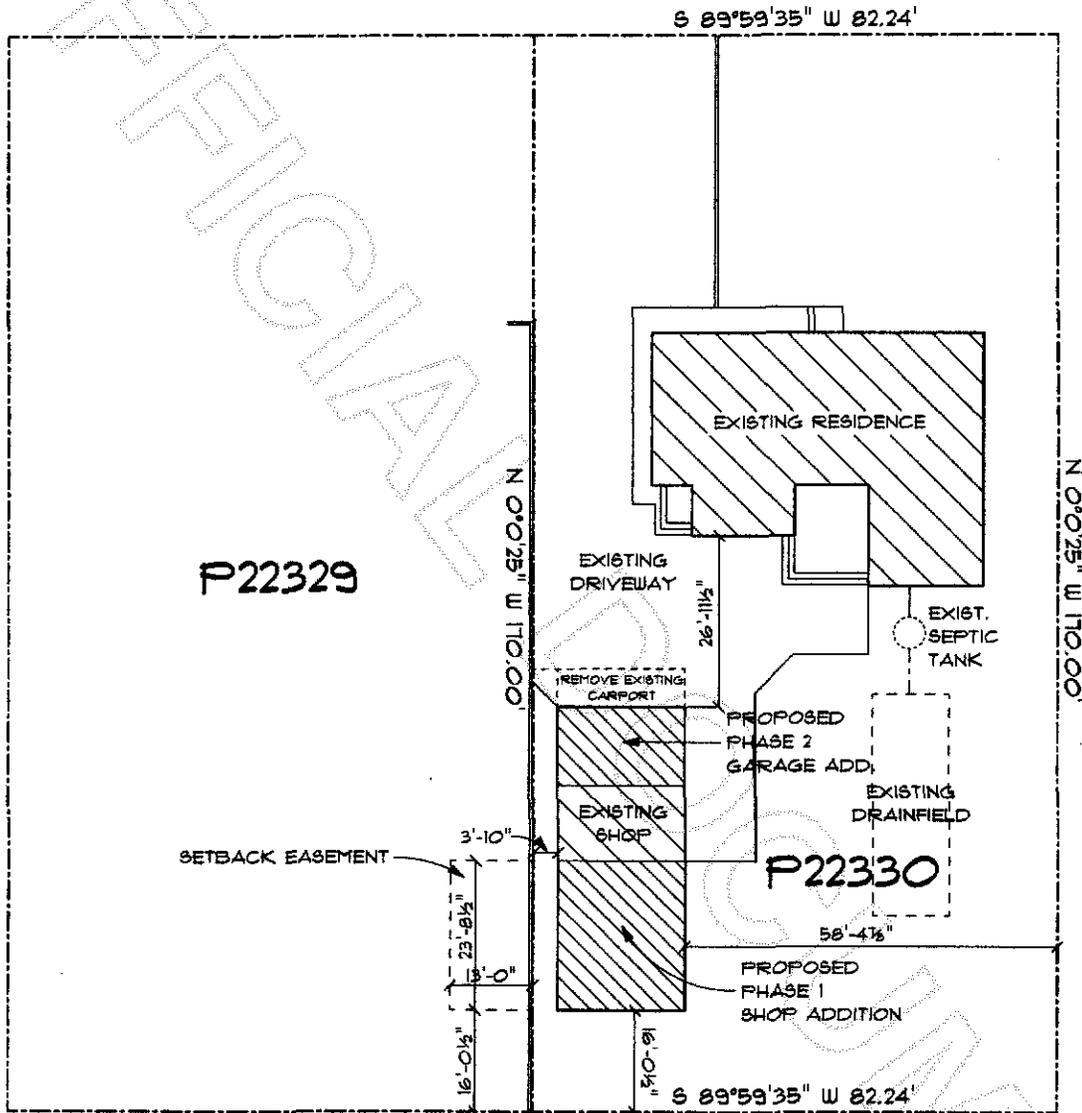
Connie Anderson
Notary Public in and for the state of
Washington, residing at Mount Vernon, wa.
My commission expires: 1/5/10



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ATTACHMENT "A"

McLEAN ROAD



SITE PLAN

SCALE: 1" = 30'-0"



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