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200807170087  
Skagit County Auditor

7/17/2008 Page 1 of 3 2:30PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 17 2008

*6 nam* 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 25 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 rear lot line of the abutting lot, sufficient to leave the minimum required building separation of 25 feet;

NOW THEREFORE, Robert L. and Mary A. Dickinson Grantor, hereby grants to Robert L. and Mary A. Dickinson Grantee, an easement over the following described property:

(See Exhibit "A") PTN Lots 1-2 SP 91-052  
9202060016 27-36-2

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") P47248

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: Lot 2 grants to Lot 1 an easement of 125 feet by 20 feet for setback purposes.

Grantor: Robert L. Dickinson Date: 7-15-08

Mary A. Dickinson )  
STATE OF WASHINGTON )

) ss.  
COUNTY OF SKAGIT )

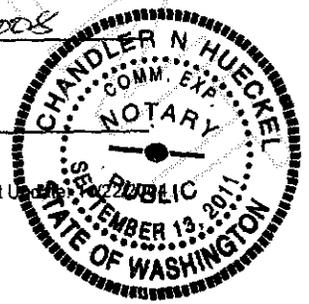
On this day personally appeared before me ROBERT L. MARY A. DICKINSON, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purpose therein mentioned.

Given under my hand and official seal this 15<sup>th</sup> day of July, 2008

Notary's Signature \_\_\_\_\_

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

My Commission Expires 9/13/11



**Exhibit A**

The south 20 feet of Lot 2 of Skagit County Short Plat No. 91-052 approved January 27, 1992 as Auditor's File No. 9202060016, being a portion of Government Lot 3 of Section 27, Township 36 North, Range 2 East, W.M.

**Exhibit B**

Lot 1 of Skagit County Short Plat No. 91-052 approved January 27, 1992 as Auditor's File No. 9202060016, being a portion of Government Lot 3 of Section 27, Township 36 North, Range 2 East, W.M.



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# BASIS OF BEARING

RECORD OF SURVEY FILED IN BOOK 2 OF SURVEYS AT PAGE 160 UNDER AUDITOR'S FILE No. 7906150020. THE CENTERLINE OF ALEXANDER STREET BEARS NORTH 89° 57' 30" EAST.

N 1° 26' E  
904.46

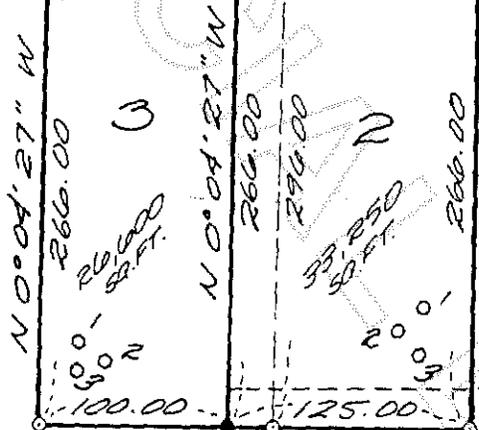
WEST QUARTER CORNER SECTION 27, T 36 N, R 2 E, 3/4" IRON PIPE SEE RECORD OF SURVEY FILED IN BOOK 3 OF SURVEYS AT PAGE 82

2575.87

MARSHALL ROAD N 89° 57' 30" E  
914.00

10.00 10.00

FOUND 1/2" IRON PIPE



125' x 20' SETBACK EASEMENT

PROPOSED GARAGE

HOUSE SHED

12' x 12' GRAVEL DRIVEWAY

FOUND 3/8" IRON BAR - ALSO FOUND 1/2" BAR BENT - 0.2' WEST

SAMISH

ISLAND ROAD S 84° 17' 51" E

100.51 100.11  
S 87° 24' 12" E  
PORTION OF LOT 1 (4634 SQ. FT.)



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PADILLA BAY