



201105240049
Skagit County Auditor

5/24/2011 Page 1 of 2 12:29PM

Document Title: Setback Easement

Reference Number :

Grantor(s): additional grantor names on page ___

1. Gene D Morgan
- 2.

Grantee(s): additional grantee names on page ___

1. Steve Elwick
- 2.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

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

PTN Lot 4 SP PLOO-0337
29-35-06

MAY 24 2011

Amount Paid \$ 6
Skagit Co. Treasurer
By CM Deputy

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ___

P42025

I, Steve Elwick, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$62.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed Steve Elwick Dated 5/24/11

Return to:

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 50 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 South lot line of the abutting lot, sufficient to leave the minimum required building separation of 97 feet;

NOW THEREFORE, Gene D Morgan Trustee Grantor, hereby grants to Steve Elwick, Grantee, an easement over the following described property:

Legal Description: (2.0500 ac) S29 T35 R6 TAX 5 N 183' OF E 488' OF SW1/4 OF NW1/4 LESS RDS & R/W 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:

The South 97 feet of the East 488 feet of Lot 4 of Skagit County Short Plat No. PL00-0337, approved June 14, 2000 and recorded June 18, 2001 as Auditor's File No. 200106180183; being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 35 North, Range 6 East, W.M.; EXCEPT any portion thereof lying within the South Skagit Highway along the East line thereof.

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

Grantor: Gene D Morgan Trustee Date: 5/24/11

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

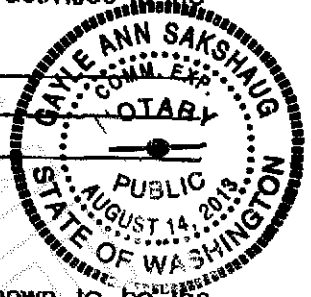
On this day personally appeared before me Gene D. Morgan known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purpose therein mentioned.

Given under my hand and official seal this 24 day of May, 2011

Notary's Signature Gayle Ann Sakshaug

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

My Commission Expires August 14, 2013



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Skagit County Auditor