



201111230082

Skagit County Auditor

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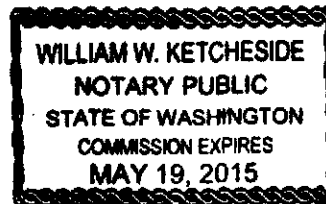
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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 23 2011

Amount Paid \$  
Skagit Co. Treasurer  
By M6 Deputy

## 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 8' foot SIDE (side or rear) yard setback; andWHEREAS, Section 14.16.810 (5) provides an exception from the SIDE (side or rear) setback requirement if an easement is provided along the SIDE lot line of the abutting lot, sufficient to leave the minimum required building separation of 16' feet;NOW THEREFORE, HOWARD A. LEMKE & LINDA J. LEMKE Grantor, hereby grants to SCOTT & SARAH LEMKE, Grantee, an easement over the following described property: P66293 22-33-06

(See Exhibit "A")

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:

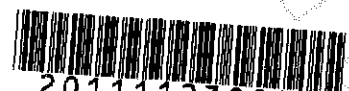
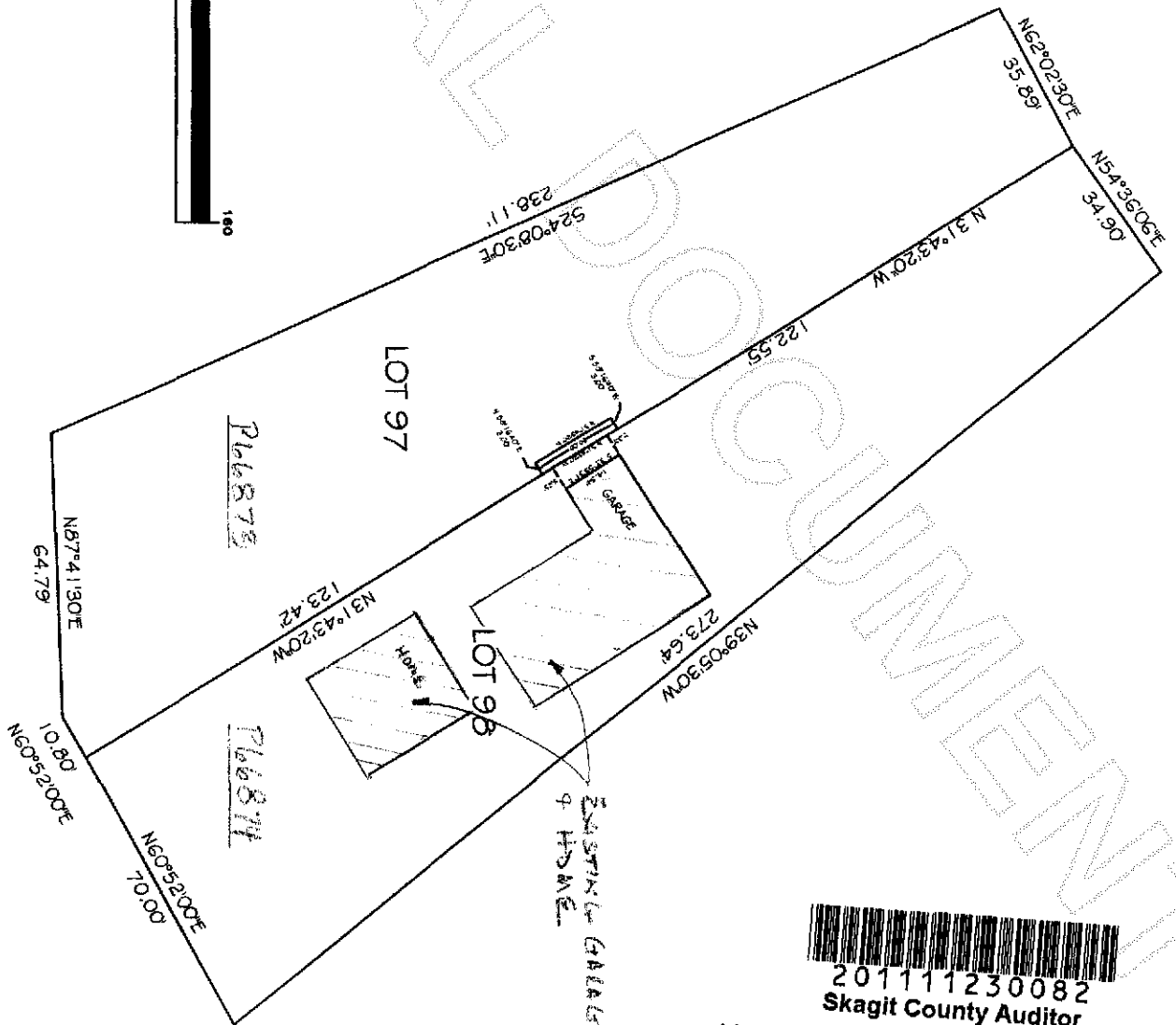
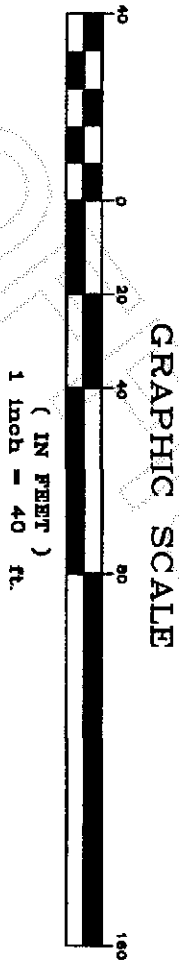
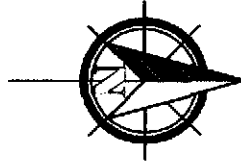
(See Exhibit "B")

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:

Grantor: Howard A. Lemke  
Linda J. LemkeDate: 11/22/11  
11-22-11STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )On this day personally appeared before me 11/22/11, 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 22 day of November, 2011Notary's Signature William W. Ketcheside  
Notary Public in and for the State of Washington residing at MOUNT VERNONMy Commission Expires MAY 19, 2015

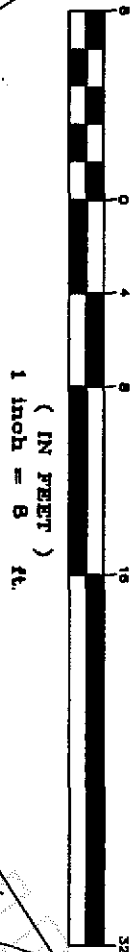
# LEMKE EASEMENT



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N 58°16'40" E 3.00'  
 S 58°16'40" W 3.00'  
 N 31°43'20" W 20.00'  
 N 31°43'20" W 5.35'  
 S 32°55'31" E 14.34'  
 S 32°55'31" E 5.65'

GARAGE



GRAPHIC SCALE



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Legal description

A three foot easement for SIDE YARD SET BACK purposes, situate in Section 22, Township 33 North, Range 6 East, W. M., Skagit, County, Washington, more particularly described as follows:

Commencing at the NE corner of lot 97, Block 1 Lake Cavanaugh Subdivision Division No. 3, thence South 31 degrees, 43 minutes, 20 seconds East along the east line of Lot 97, 122.55 feet to the true point of beginning and the northeast corner of said easement, thence South 58 degrees, 16 minutes, 40 seconds West, 3 feet, thence South 31 degrees, 43 minutes, 20 seconds East, 20 feet, thence North 58 degrees, 16 minutes, 40 seconds East, 3 feet, thence North 31 degrees, 43 minutes, 20 seconds West, 20 feet, to the point of beginning.



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