



201403070001

Skagit County Auditor

\$75.00

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Return to:

Steven and Lianna Neyens16441 Dike RoadMount Vernon WA 98273**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Tump

MAR 07 2014

Amount Paid \$  
Skagit Co. Treasurer  
By Mum Deputy

BP13-0662

**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 15 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 West lot line of the abutting lot, sufficient to leave the minimum required building separation of 15 feet;NOW THEREFORE, ALECO, LLC Grantor,  
hereby grants to Steven W. Neyens and Lianna Neyens, Husband & Wife Grantee, an easement over the following described property:(See Exhibit "A") P 28764herein 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") P 28769 30-34-84 GL 2

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: In the event that either setback requirements or improvements on grantees' property change such that grantees' property then complies with such requirements, this easement shall terminate.  
Grantor: [Signature] Date: 3/5/14

STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT )

On this day personally appeared before me Kenneth Ried, 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 5th day of March, 2014.Notary's Signature [Signature]Notary Public in and for the State of Washington residing at Sedro-WoolleyMy Commission Expires January 15, 2017

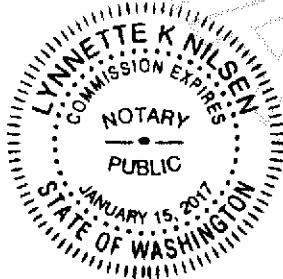
**Acknowledgment**

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Kenneth Ried  
signed this instrument, on oath stated that he/she was authorized to execute the  
instrument and acknowledge it as the Facilities Operations Manager of  
**ALFCO, LLC**, to be the free and voluntary act of such party for the uses and  
purposes mentioned in the instrument.

Dated: March 5, 2014



Lynnette K Nilsen  
Signature

Notary Public

My appointment expires January 15, 2017

Residing at Sedro-Woolley



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**LISSE & ASSOCIATES, PLLC**

320 Milwaukee St PO Box 1109 Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

**Exhibit "A"**

February 25, 2014

**Building Setback Easement**

Grantor: ALFCO, Inc.

Grantee: Steven W. Neyens and Lianna Neyens, Husband and Wife

That portion of Government Lot 2, Section 30, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Commencing at the Southwest corner of said Government Lot 2, (West 1/4 corner);  
thence North 1°36'30" East along the West line of said Government Lot 2 for a distance of 1,387.43 feet to a point on the centerline of that certain County road known as Kimble Road No. XCV;  
thence South 89°57'21" East along said centerline of Kimble Road No. XCV for a distance of 498.80 feet;  
thence South 2°01'24" West for a distance of 20.01 feet, to the southerly margin of said Kimble Road No. XCV, being the Northwest corner of that certain parcel described on Deed of Trust recorded under Skagit County Auditor's File No. 8812060034 also being the Northeast corner of that certain parcel described on Warranty Deed to Steve W. Neyens and Lianna Neyens, husband and wife, recorded under Auditor's File No. 200610170114;  
thence continue South 2°01'24" West along the East line of said Neyens parcel, also being the West line of said parcel described on document recorded under Skagit County Auditor's File No. 8812060034 for a distance of 129.99 feet to the Southwest corner thereof and being the TRUE POINT OF BEGINNING;  
thence South 1°54'00" West along said East line of the Neyens parcel for a distance of 200.00 feet;  
thence South 88°06'00" East parallel with the South line of said parcel recorded under Auditor's File No. 8812060034 for a distance of 7.00 feet;  
thence North 1°54'00" East for a distance of 200.23 feet, more or less, to the South line of said parcel recorded under Auditor's File No. 8812060034 at a point bearing South 88°06'00" East from the TRUE POINT OF BEGINNING;  
thence North 88°06'00" West along said South line for a distance of 7.00 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



### **Exhibit "B"**

That portion of the West 103.87 feet of the East 935.87 feet of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East of the Willamette Meridian, lying South of that existing County road known as the Kimble Road No. XCV;

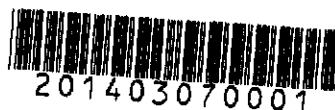
EXCEPT the West 21.00 feet (as measured perpendicular) of the East 935.87 feet (as measured perpendicular) of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East of the Willamette Meridian, lying South of that certain County road known as Kimble Road No. XCV;

TOGETHER WITH that portion of the East 832.00 feet of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Commencing at the Southwest corner of said Government Lot 2, (West 1/4 corner);  
thence North  $1^{\circ}36'30''$  East along the West line of said Government Lot 2 for a distance of 1,387.43 feet to a point on the centerline of that certain County road known as Kimble Road No. XCV;  
thence South  $89^{\circ}57'21''$  East along said centerline of Kimble Road No. XCV for a distance of 498.80 feet;  
thence South  $2^{\circ}01'24''$  West for a distance of 20.01 feet, to the southerly margin of said Kimble Road No. XCV, being the Northwest corner of that certain parcel described on Deed of Trust recorded under Skagit County Auditor's File No. 8812060034 and being the TRUE POINT OF BEGINNING;  
thence continue South  $2^{\circ}01'24''$  West along the West line of said parcel described on document recorded under Skagit County Auditor's File No. 8812060034 for a distance of 129.99 feet to the Southwest corner of said parcel;  
thence South  $1^{\circ}54'00''$  West for a distance of 1,230.63 feet, more or less, to the Southeast corner of the West 103.87 feet of the East 935.87 feet of said Government Lot 2;  
thence North  $1^{\circ}01'48''$  East along the East line of said West 103.87 feet of the East 935.87 feet of Government Lot 2, or East line extended, for a distance of 1,360.10 feet, more or less, to said southerly margin of Kimble Road No. XCV at a point bearing North  $89^{\circ}57'21''$  West from the TRUE POINT OF BEGINNING;  
thence South  $89^{\circ}57'21''$  East along said southerly margin for a distance of 20.94 feet, more or less, to the POINT OF BEGINNING.

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