



201406130081

Skagit County Auditor
6/13/2014 Page

1 of 3 2:31PM \$74.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 13 2014

Amount Paid \$
Skagit Co. Treasurer
By *nam* Deputy

Return to:

Adam Anderson
13730 Marshugh rd
Mount Vernon WA 98273BP14-022B
SETBACK EASEMENTTHIS 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; andWHEREAS, Section 14.16.810 (5) provides an exception from the rear (side or rear) setback requirement if an easement is provided along the front lot line of the abutting lot, sufficient to leave the minimum required building separation of 60 feet;NOW THEREFORE, Angel O. Lomuntad & Heide M. Lomuntad Grantor, hereby grants to Adam V. Anderson & Joni M. Anderson, Grantee, an easement over the following described property:

(See Exhibit "A")

P115543 32-35-03

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")

P35241

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: *Angel O. Lomuntad* *Heide M. Lomuntad*Date: 5-12-2014

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

and Heide M Lomuntad

On this day personally appeared before me Angel O. Lomuntad, 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 purposes therein mentioned.Given under my hand and official seal this 12TH day of MAY, 2014Notary's Signature *Timothy A. Reichert*Notary Public in and for the State of Washington residing at BURLINGTONWA. 98233My Commission Expires 12/1/2015

C:\Documents and Settings\carlyr\Local Settings\Temporary Internet Files\OLK8A\Setback Easement draft.doc

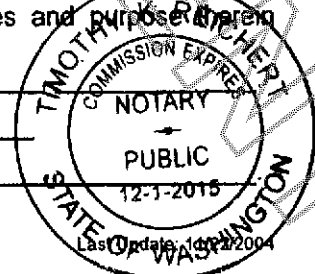
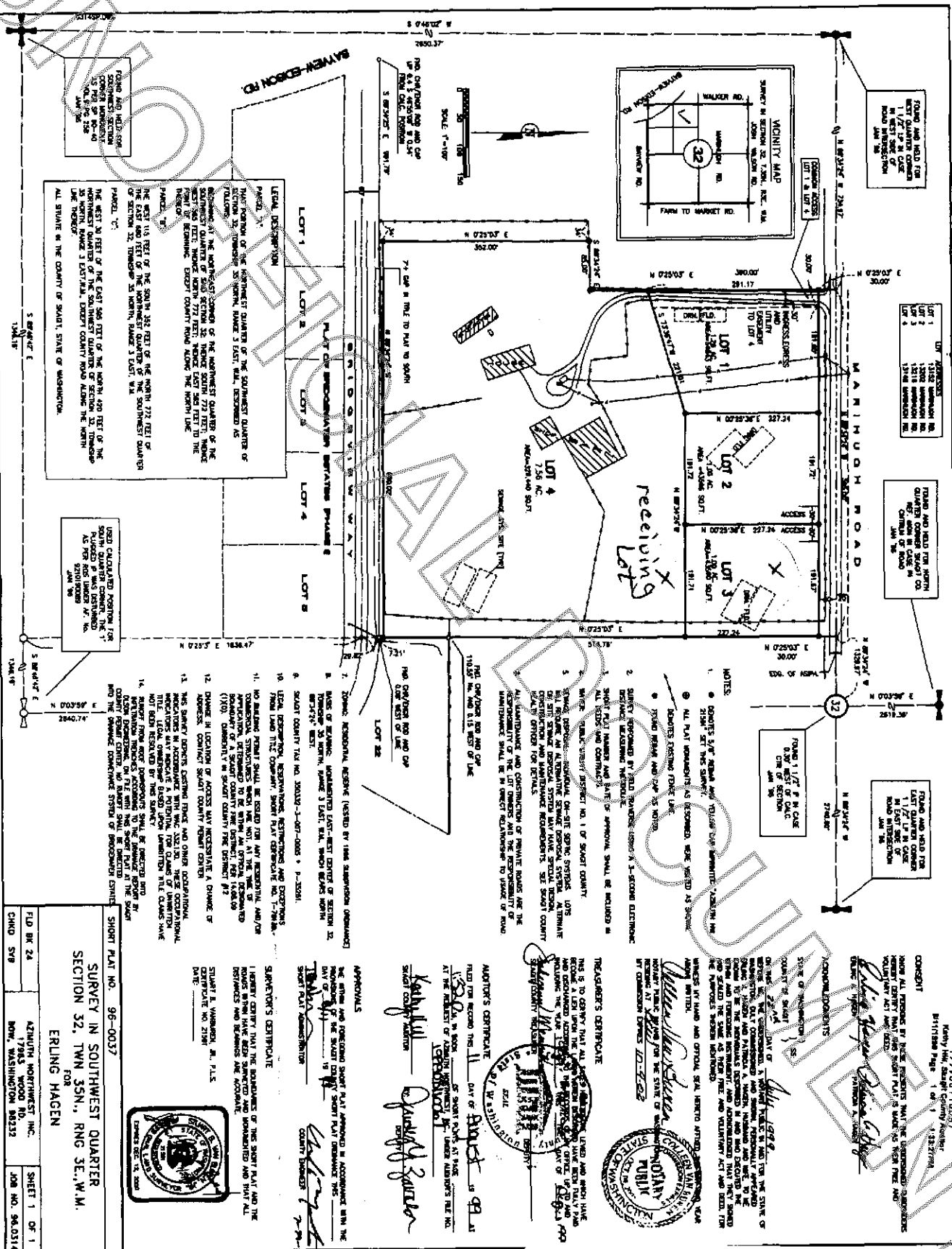


Exhibit B



FOUND AND HELD FOR LOT 1 1/2" P.M. CASE IN WEST SIDE OF ROAD INTERSECTION JAN. 1988

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SHORT PLAT NO. 96-0037
SURVEY IN SOUTHWEST QUARTER
SECTION 32, TWP 35N., R3E 3E., W.M.
ERLING HAGEN
FILED BK 24
CIND SVB
AZULITH NORTHWEST INC.
17985 WOOD RD.
BON, WASHINGTON 98223
SHEET 1 OF 1
JOB NO. 96.0314



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