

Return to:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

1800 CONTINENTAL PLACE

MOUNT VERNON, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX



201408250059

Skagit County Auditor

\$73.00

8/25/2014 Page

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2 10:36AM

AUG 25 2014

35-36-02

P104876 & P47405

Amount Paid \$

Skagit Co. Treasurer

By HB 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 3 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 3 feet;

NOW THEREFORE, MARTIN G. COLLUP & LUCIA A. COLLUP Grantor, hereby grants to LEROY C. LITTLE & ANITA W. LITTLE, Grantee, an easement over the following described property:

(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:

Lucia A. Collup & Martin Collup

Date:

8/22/2014

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Lucia & Martin Collup, known to me as 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 22nd day of August, 2014

Notary's Signature

[Signature]

Notary Public in and for the State of Washington residing at

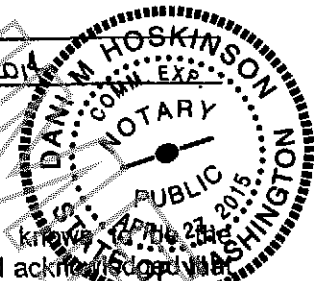
Burlington

My Commission Expires

April 27th 2015

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

Last Update: 11/22/2004



HALLORAN RD.

S89°44'30"E 60.00'

S00°13'53"W 116.03'

S89°44'30"E 65.13'

21719.66Sq. Ft.
0.4986Acres

CULLIP PROPERTY

N00°15'30"E 117.97'

GRAPHIC SCALE

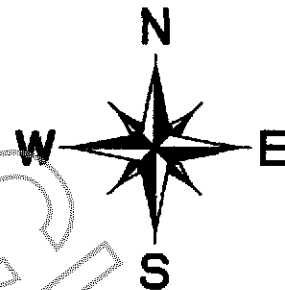
1"=30'

0

30

60

90



PROPOSED SETBACK
EASEMENT

N00°15'30"E 16.38'

S89°44'30"E 48.40'

N00°15'30"E 16.38'

S89°44'30"E 76.67'

10.0

5.4'

6.1'

16.4

10.1

NW COR. LOT 4

EXISTING
ACCESSORY
BUILDING

S89°44'30"E 318.26'

SHORT PLAT # 93-32



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\$73.00

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SETBACK EASEMENT EXHIBIT
FOR CRAIG LITTLE
in SEC. 35, TWN. 36N., RNG. 2E., W.M.