

Return to:

Brian Allison
P.O. Box 1144
Darrington, WA 98241



201505200023

Skagit County Auditor \$75.00
5/20/2015 Page 1 of 4 8:46AM

m15-0027
JM1824

SETBACK EASEMENT

THIS INSTRUMENT, entered into to satisfy the rear (side or rear) setback requirements of the Skagit County Code,
WITNESSETH:

WHEREAS, the Skagit County Codes requires 50 foot rear (side or rear) yard setback; and
WHEREAS, Section 14.16.810 (5) provides an exception from the rear setback requirement
if an easement is provided along the adjacent South lot line of the abutting lot, sufficient to leave the
minimum required separation (50-foot) between buildings of the adjoining lots; NOW THEREFORE,
Grantor, Steve Gladsjo, as his separate property hereby conveys and quit claims to
Brian W. Allison, a single man, Grantee, an easement over the following
described property:

(See Exhibit "A")

Pl Tr 6 SP133-79 P18905

herein called the "easement area" for rear yard purposes to satisfy the Skagit County Code on the
following described property of the grantee:

(See Exhibit "B")

Tr 5 SP133-79 P18904

herein called the "dominant lot", and agrees that no structure will be located in the easement area, other
than the eaves or overhang of the structure to a maximum height of eighteen (18") inches. Grantee shall
have access to the easement area for normal maintenance activities to the structure on the dominant lot.

Additional provisions:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 3rd day of May, 2015.

GRANTOR

Steve Gladsjo

MAY 19 2015

State of Washington)
County of Snohomish

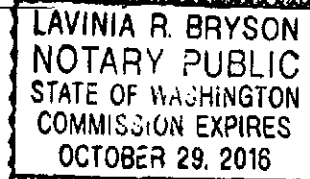
Amount Paid \$ -
By Adam Skagit Co. Treasurer
Deputy

I, undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this
13th day of May, 2015, personally appeared before me Steve Gladsjo
and Brian Allison to me known to be the Individual (s) described in and who
executed the within instrument, and acknowledged that he/they signed and sealed the same as a free and
voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Lavinia R. Bryson P.B.
Lavinia R. Bryson P.B.
Notary Public in and for the State of Washington,
Residing at Darrington WA

My Commission expires: Oct 29, 2016



**AGREEMENT AND LIMITED CLOSING INSTRUCTIONS BETWEEN
RELATIVES AND/OR ADJOINING LANDOWNERS**

DATED: 4/22/2015

JM1824

Grantors: Steve Gladajo, as his separate property

Grantees: Brian Allison, a single man

The Grantor(s) shown above hereby agree to convey to the Grantee(s) without consideration the fee __, fee and easement __, or easement X property described on the documents drafted pursuant to these instructions. This conveyance will be made without monetary consideration for one or more of the following reasons:

 The proposed deed is a minor boundary line adjustment.

X The proposed deed is an easement.

 The Grantor and Grantee are related as follows: _____

X Other: Sethback Easement only. _____

The property to be conveyed is described as follows:

 As attached hereto.

 By legal description provided by _____

X By legal description drafted by Guardian Northwest Title Company pursuant to verbal instructions given by Brian Allison. The Grantors and Grantees jointly retain liability for any such instructions that do not include a survey and which are not accompanied by attached written instructions.

The tax account number(s) of the property to be conveyed is/are portion P18905. _____

Evidence of title to be paid by the Grantor or the Grantee X is requested as follows:

X None Standard Policy A Limited Policy Other

Monetary Encumbrances, if any, are to be handled by the Grantor(s) and/or the Grantee(s) without assistance of Guardian Northwest Title Company.

The proposed deed form shall be a Quit Claim Deed X or it shall be a Warranty Deed .

The undersigned Grantors and Grantees having read the Disclosure Notice/APR 12 on page one (1) hereby request that Guardian Northwest Title Company draft both the deed(s) contemplated above and a Real Estate Tax Affidavit(s), if needed. The Grantors and Grantees hereby inform Guardian Northwest Title Company that they have had adequate time to consult with legal counsel, tax advisors and such other advisors, as they desire. Guardian Northwest Title Company is NOT being asked to close a real estate sale; it is only being asked to complete documents pursuant to the above instructions.

Grantors: Steve Gladajo
Steve Gladajo

Grantees: Brian Allison
Brian Allison

(See Page 1)

Thank you for choosing GUARDIAN NORTHWEST TITLE & ESCROW!!!!

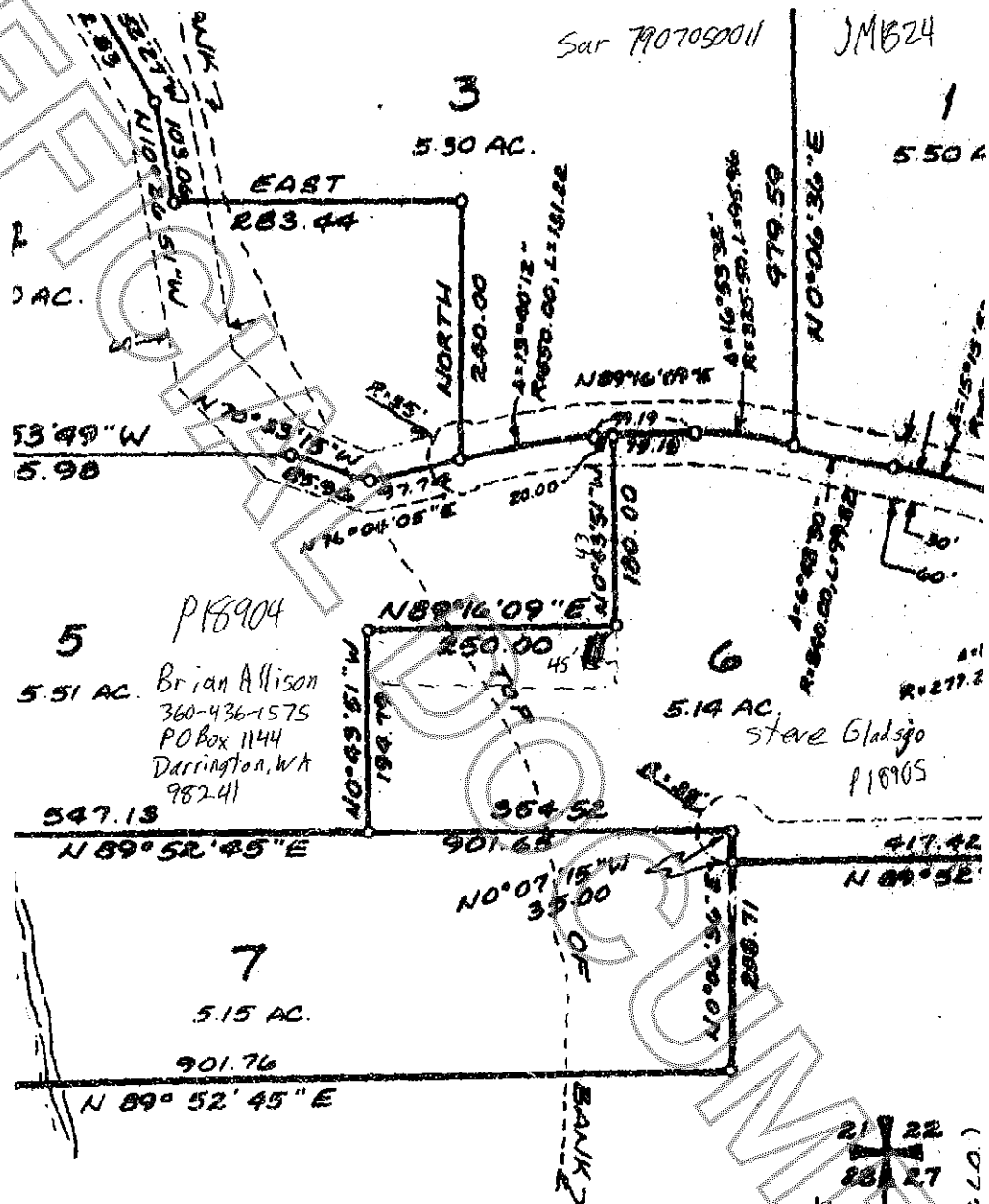
EXHIBIT "A"

That portion of Tract 6 of Skagit County Short Plat No. 133-79, approved July 5, 1979 and recorded July 5, 1979 in Book 3 of Short Plats, Page 135, as Auditor's File No. 7907050011 being a portion of the Northwest ¼ of the Northwest ¼ of Section 33, Township 33 North, Range 10 East, W.M. described as follows:

Begin at a Northwest corner of said Tract 6, which corner is in the center of "Conifer Lane" as delineated on the face of said Short Plat; thence South 0° 43' 51" East along a West line of said Tract 6, a distance of 180 feet to an angle point in said line, said angle point being the True Point of Beginning of this easement description; thence South 89° 16' 09" West along a common line between Tracts 5 and 6 of said Short Plat, 250.00 feet to an angle point in said common line; thence South 0° 43' 51" East along said common line 45.00 feet; thence North 89° 16' 09" East 250.00 feet; thence North 0° 43' 51" West 45.00 feet to the True Point of Beginning.

EXHIBIT "B"

Tract 5 of Skagit County Short Plat No. 133-79, approved July 5, 1979 and recorded July 5, 1979 in Book 3 of Short Plats, Page 135, as Auditor's File No. 7907050011 being a portion of the Northwest ¼ of the Northwest ¼ of Section 33, Township 33 North, Range 10 East, W.M., TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across "Conifer Lane" as delineated on the face of the Short Plat.



Sar 7907050011

JMB24

5.504

2 AC.

53'49"W
5.98

5

P18904

Brian Allison
360-436-1575
PO Box 1144
Darrington, WA
98241

6

Steve Gladsgo
P18105

7

5.15 AC.

