

Return to:  
Russell and Ana Avery \_\_\_\_\_  
4015 Pueblo Heights \_\_\_\_\_  
Mount Vernon, WA 98273 \_\_\_\_\_



Skagit County Auditor \$76.00  
5/27/2015 Page 1 of 5 9:33AM

JM-1822

36-34-4  
P29923  
P29924

**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 25 foot rear (side or rear) yard setback; and WHEREAS, Section 14.16.310 (5) provides an exception from the 25-foot setback requirement if an easement is provided along the adjoining \_\_\_\_\_ lot line of the abutting lot, sufficient to leave the minimum required separation (\_\_\_\_\_) between buildings of the adjoining lots; NOW THEREFORE, Grantor, Gerik P. Shinn, as his separate property \_\_\_\_\_ hereby conveys and quit claims to Russell Avery and Ana Avery, husband and wife \_\_\_\_\_, Grantee, an easement over the following described property:  
(See Exhibit "A")

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")

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; \_\_\_\_\_

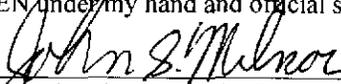
Dated this 27<sup>th</sup> day of April, 2015.

GRANTOR   
Gerik P. Shinn

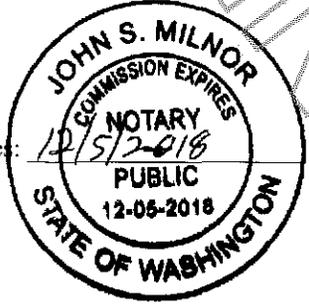
State of Washington )  
County of Skagit )

I, undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 27<sup>th</sup> day of April, 2015, personally appeared before me Gerik P. Shinn and \_\_\_\_\_ 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.

  
Notary Public in and for the State of Washington,  
Residing at Mount Vernon

My Commission expires: 12/5/2018



**EXHIBIT "A"**

That portion Lot 2 of Skagit County Short Plat No. PL 12-0114, approved November 16, 2002 and recorded November 19, 2012 as Auditor's File No. 201211190202, being a portion of Government Lot 3 of Section 36, Township 34 North, Range 4 East, W.M., lying Westerly of the following described line and Easterly of a line drawn parallel with and 15 feet West of the following described line:

Begin at the Northwest corner of Lot 1 of said Short Plat; thence South 15° 10' 13" West along the West line of said Lot 1, a distance of 160.39 feet; thence continue along said West line South 00°55' 47" East, a distance of 12.26 feet to the Southwest corner of said Lot 1, the terminus of this line description.

**EXHIBIT "B"**

Lot 1 of Skagit County Short Plat No. PL 12-0114, approved November 16, 2002 and recorded November 19, 2012 as Auditor's File No. 201211190202, being a portion of Government Lot 3 of Section 36, Township 34 North, Range 4 East, W.M.

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
EMISEMENT  
MAY 27 2015**

Amount Paid \$ \_\_\_\_\_  
Skagit Co. Treasurer  
By *HB* Deputy

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

DATED: 4/21/2015

JM1822

Grantors: Gerik P. Shinn, as his separate property,

Grantees: Russell Avery and Ana Avery, husband and wife,

The Grantor(s) shown above hereby agree to convey to the Grantee(s) without consideration the fee \_\_, fee and easement \_\_, or easement  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.

The proposed deed is an easement.

The Grantor and Grantee are related as follows: \_\_\_\_\_

Other: \_\_\_\_\_

The property to be conveyed is described as follows:

As attached hereto.

By legal description provided by: \_\_\_\_\_

By legal description drafted by Guardian Northwest Title Company pursuant to verbal instructions given by Russell Avery. 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 of P29923.

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

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  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: \_\_\_\_\_

Gerik P. Shinn

Grantees: \_\_\_\_\_

Russell Avery

Ana Avery

(See Page 1)

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



Survey in the SW1/4 of the NW1/4 of Section 36, Twp. 34 N., Rng. 4 E., W.M.

Short Plat No. PL 12-0114

Date 11/11/12

Minimum Setback Requirements

AUDITOR'S CERTIFICATE



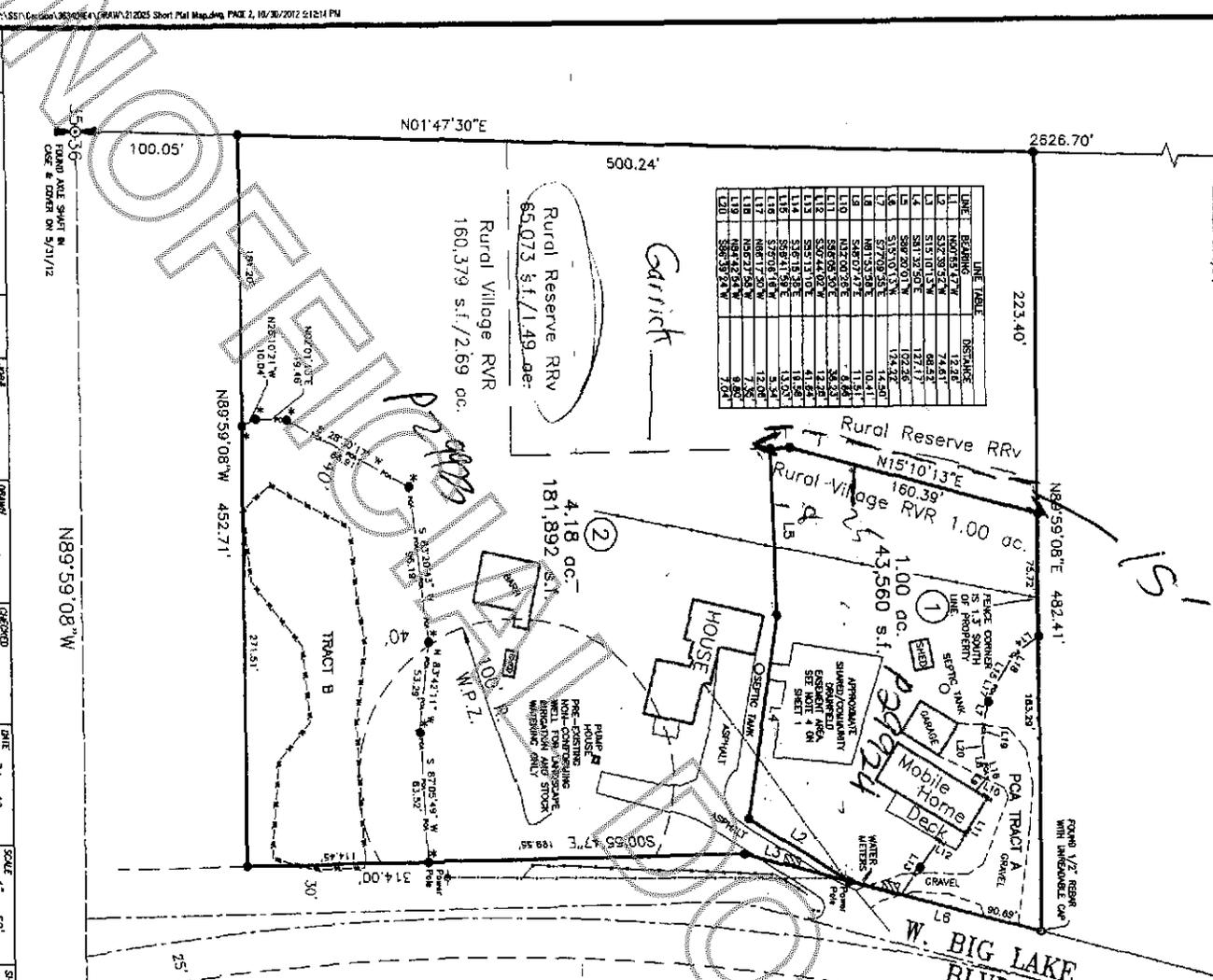
11/19/2012 Page 2 of 2 1:31PM  
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in June 2012 at the request of Kenneth C. Bechtel.

John L. Aberneth CERT#17851  
Date 10/30/12

LINE #	BEARING	DISTANCE
L1	N89°59'08"W	100.05'
L2	S17°28'52"W	74.61'
L3	S15°10'13"E	160.39'
L4	S81°28'50"E	127.17'
L5	S15°10'13"E	174.82'
L6	S77°09'55"E	14.50'
L7	N81°53'48"E	10.41'
L8	S48°07'47"E	11.81'
L9	N42°00'00"E	8.83'
L10	S37°42'02"E	12.28'
L11	S37°42'02"E	8.83'
L12	S55°13'10"E	41.64'
L13	S55°13'10"E	18.25'
L14	S16°19'38"E	18.25'
L15	S16°19'38"E	18.25'
L16	N86°17'50"W	12.00'
L17	N86°17'50"W	7.56'
L18	N85°21'55"W	12.00'
L19	N84°42'54"W	9.00'
L20	S86°39'24"E	7.00'



**PCA Tract Information**  
TRACT A - PROTECTED CRITICAL AREA (PCA) CATEGORY III WETLAND BUFFER (33 FEET) AND ONE SHOWN BUFFER (100 FEET) 0.17 ACRES (PART OF LOT 1)  
TRACT B - PROTECTED CRITICAL AREA (PCA) CATEGORY I WETLAND AND ASSOCIATED BUFFER 0.66 ACRES (PART OF LOT 2)

**Address Range**  
LOT 1 - 15240 to 20201 W. Big Lake Blvd.  
LOT 2 - 17422 W. Big Lake Blvd.

**Owner/Subdivider**  
KENNETH C. BECHTEL  
17422 W. BIG LAKE BLVD.  
MOUNT VERNON, WA 98274  
(360) 770-3853

FOUND 1" IRON PIN  
5276.51' ON 3/2/83

**Skagit Surveyors & Engineers**  
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

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