

Return To:  
Ronald and Christine Peterson  
16450 Dike Road  
Mount Vernon, WA 98273



Skagit County Auditor \$73.00  
6/10/2015 Page 1 of 2 3:10PM

Re:JM1819

P22727

**SETBACK EASEMENT**

THIS INSTRUMENT, entered into to satisfy the REAR (side or rear) yard setback requirements of the Skagit County Code, without consideration,  
WITNESSETH:

WHEREAS, The Skagit County Codes requires a 35 foot REAR (side or rear) yard setback; and

WHEREAS, Section 14.16.810 (5) provides an exception from the REAR (side or rear) setback requirement if an easement is provided along the REAR line of the abutting lot, sufficient to leave the minimum required separation of 70 feet;

NOW THEREFORE, EDNA E. STREGE Grantor, hereby conveys and quit claims to RONALD R. PETERSON AND CHRISTINE N. PETERSON, Grantees, an easement over the following described portion of Government Lot 1 of Section 30, Township 34 North, Range 4 East, W.M.

(See Exhibit "A")

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")

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: NONE Edna Strega by Christine Peterson P.O.A.

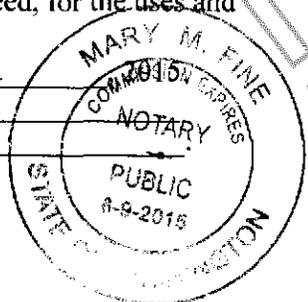
Grantor: Karin Vincent P.O.A. Date: June 9, 2015

STATE OF WASHINGTON }  
COUNTY OF SKAGIT }

On this day personally appeared before me Edna E. Strega, known to be the individual described in and who execute the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal this 9 day of JUNE

Notary's Signature: Mary M. Fine  
My Commission Expires 9-9-15



Amount Paid \$  
Skagit Co. Treasurer  
Deputy

JUN 10 2015  
EASEMENT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

EXHIBIT "A"

That portion of Government Lot 1 of Section 30, Township 34 North, Range 4 East, W.M. described as follows:

Begin at the Northwest corner of that portion of Lot 2 of Skagit County Short Plat No. 25-87, approved December 28, 1987 and recorded December 30, 1987 as Auditor's File No. 871230002 in Volume 8 of Short Plats, Page 12, records of Skagit County conveyed to Ronald R. Peterson, et ux, by Warranty Fulfillment deed recorded as Auditor's File No. 201503200076; thence North along the Northerly extension of the West line of said Peterson property a distance of 15 feet; thence East parallel with the North line of said Peterson property a distance of 60 feet; thence South parallel with the West line of said Peterson property a distance of 15 feet to the North line of said Peterson property; thence West along said North line 60 feet to the Point of Beginning.

EXHIBIT "B"

That portion of Government Lot 1 of Section 30, Township 34 North, Range 4 East, W.M. conveyed to Ronald R. Peterson, et ux, by Warranty Fulfillment Deed recorded as Auditor's File No. 201503200076.