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Skagit County Auditor

\$73.00

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1:43PM

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

EASEMENT

JUL 28 2015

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 0 foot SIDE (side or rear) yard setback; and

WHEREAS, Section 14.16.010 (5) provides an exception from the SIDE (side or rear) setback requirement if an easement is provided along the WEST lot line of the abutting lot, sufficient to leave the minimum required building separation of 16'-0" feet;

NOW THEREFORE, RAUPH SCHUCK Grantor, hereby grants to KREDDY T. MADDY 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:

PTN Lot 27, Big Lake Heights
Grantor: Ralph Schuck Date: 5-20-2015

STATE OF WASHINGTON

) ss.

COUNTY OF SKAGIT

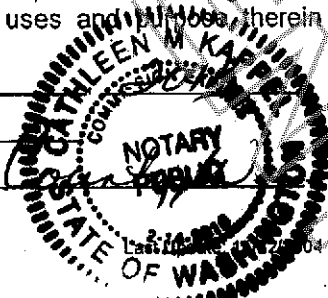
On this day personally appeared before me Ralph Schuck, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 22 day of May

Notary's Signature Cathleen M Kappel

Notary Public in and for the State of Washington residing at Island

My Commission Expires 2-14-16



4/5/2015 REV 5/20/2015

PLOT PLAN 1"=20'-0"

LOT 21

BIG LAKE HEIGHTS

GARAGE ADDITION - MOODY

PARCEL # P109301

17093 ZOYA DRIVE



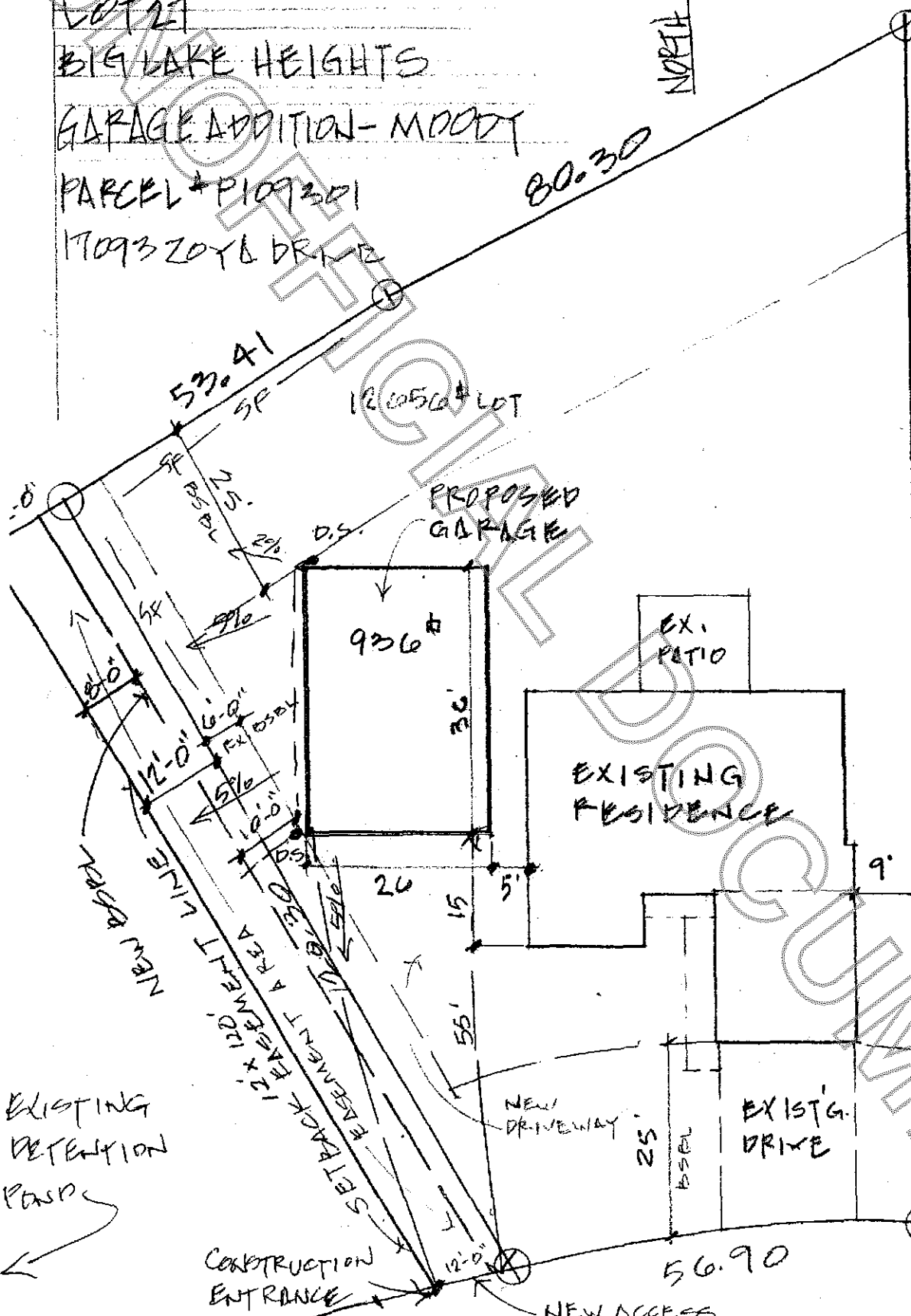
MINIMUM FOUND-
LINE ELEVATION
ONLY (EXCAVATED
SOILS WILL BE
COVERED W/ POLY
-000MIL BLACK
DURING CONST.)
AFTER BACKFILL
ALL SOILS WILL
BE RE-SEEDING
NOTE SILT FENCE
LOCATION AT
WEST & NORTH
PROPERTY LINES

161.40

NEW IMPERVIOUS
AREA:

GARAGE = 936 #

DRIVE = 840 #



ZOYA DR. 17093