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Skagit County Auditor

\$75.00

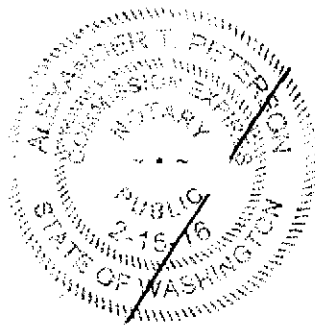
2/24/2016 Page

1 of

3 2:09PM

Return to:

SKAGIT COUNTY
PLANNING & DEVELOPEMENT
1800 Continental Place
Mount Vernon, WA 98273



SETBACK EASEMENT

THIS INSTRUMENT, entered into to satisfy the 5' (side or rear) yard setback requirements of the Skagit County Code,

WITNESSETH:

WHEREAS, The Skagit County Codes requires a 5' foot 0" (side or rear) yard setback; and

WHEREAS, Section 14.16.810 (5) provides an exception from the 5' (side or rear) setback requirement if an easement is provided along the side lot line of the abutting lot, sufficient to leave the minimum required building separation of 10' feet;

NOW THEREFORE, DOROTHY OSBOURNE Grantor, hereby grants to PAUL and PAULA SPILSBURY Grantee, an easement over the following described property:

INITIAL: DRO 3.36 (See Exhibit "A" Lot 30 of Country Club Addition No. 5 Skagit County, Washington) herein called the "easement area", for 7.74' x 15' (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. P79357

Additional provisions: _____

Grantor: Dorothy L. Osborne Date: 2-6-2016

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me DOROTHY L. OSBORNE, 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 purpose therein mentioned.

Given under my hand and official seal this 6TH day of FEBRUARY, 2016

Notary's Signature Alan Robert Peterson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
EASEMENT

Notary/Public in and for the State of Washington residing at BURLINGTON, WA

My Commission Expires 02/15/2016

FEB 24 2016
Last Update: 11/22/2004

Amount Paid \$—
Skagit Co. Treasurer
By HB Deputy

Paul and Paul Spilsbury
12440 Eagle Drive
Burlington WA 98233
360-707-0592

EXHIBIT A

Lot 30 of Country Club Addition No. 5 Skagit County, Washington

EXHIBIT B

3.36' feet by 15 feet at Northwest 95.18-110.18 of Lot 31 of Country Club Addition No. 5 Skagit County, Washington

EXHIBIT C

The side setback for Lot 31 will increase to 8.36' for a length of 15 feet along the north property line of Lot 31, starting at 95.18' from the southeast corner of Lot 30 and ending at 110.18' from the southeast corner of Lot 30 to benefit a 3.36' encroachment of the deck on Lot 30.

