



Skagit County Auditor
10/11/2016 Page 1 of 6 9:47AM \$78.00

Return to:

Lisser & Associates, PLLC
PO Box 1109
Mount Vernon WA 98273
Phone: (360) 419-7442
Fax: (360) 419-0581

Document Title(s) (or transactions contained herein):

Setback Easement () Additional Reference Numbers on page ____ of document

Grantor(s) (Last name, first name and initials):

1. East Ridge, LLC
- 2.
- 3.
- 4.

() Additional names on page ____ of document

Grantee(s) (Last name, first name and initials):

1. Skagit Farmers, Supply
- 2.
- 3.
- 4.

() Additional names on page ____ of document

Legal Description (Abbreviated: i.e. lot, block, plat or quarter, section, township and range):

Ptn SE 1/4 SE 1/4 Sec 2, Twp 34 N, Rge 3 E, W.M.

() Additional legal(s) on page ____ of document

Assessor's Parcel/Tax I.D. Number:

P-20935

() Tax Parcel Number(s) for additional legal(s) on page ____ of document

Return to:
Skagit Farmers Supply
P.O. Box 266
Burlington, Washington 98233

SETBACK EASEMENT

THIS INSTRUMENT, entered into to satisfy the NRI (Zoning Dist) yard setback requirements of the Skagit County Code, Permit Number BP16-0551

WITNESSETH:

WHEREAS, The Skagit County Codes requires a 50 foot Side (side or rear) yard setback; and

WHEREAS, Section 14.16.810 (5) provides an exception from the Side (side or rear) setback requirement if an easement is provided along the South (N,S,E,W) lot line of the abutting lot, (sufficient enough to leave the minimum required building separation) of 50 feet;

NOW THEREFORE, East Ridge LLC Grantor,
hereby grants to Skagit Farmers Supply Grantee, an
easement over the following described property: Parcel number 20935 Sec 1 Twn 34 Rng 3

(For Full Legal Description 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: Parcel number 21078 Sec 2 Twn 34 Rng 3

(For Full Legal Description 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: Refer to Exhibit "C" for the proposed building for Skagit Farmers Supply and the affected land owned by East Ridge LLC.

Grantor: R. Kraig Krutzen (East Ridge LLC) Date: 10/10/16

STATE OF WASHINGTON

} ss.

COUNTY OF SKAGIT

On this day personally appeared before me R. Kraig Krutzen, 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 10 day of October, 2016

Notary's Signature Kau B. Jorg

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

My Commission Expires 5-1-2019
last updated 02.23.16

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 11 2016

Amount Paid \$
Skagit Co. Treasurer
By man Deputy

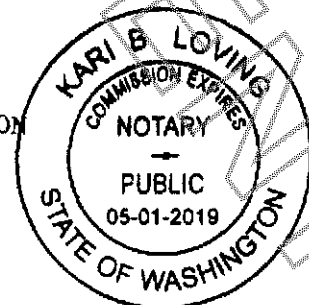


Exhibit "A"
Legal Description
East Ridge, LLC
(Skagit County Assessor's Parcel No. P-20935)

A tract of land in the Southwest 1/4 of Section 1 and in the Southeast 1/4 of Section 2, all in Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at a 2 inch iron pipe at the intersection of the line between Sections 1 and 2 and the Northerly right-of-way of the Great Northern Railroad, which point is North 00°47'30" West 664.32 feet of said Section line from the Section corner common to Sections 1, 2 11 and 12;
thence North 63°32'30" East 1,825.47 feet on said Northerly right-of-way line to a 2 inch iron pipe;
thence North 00°51'00" West 307.2 feet on the West line of the United States Farm Security Administration Unit No. 19 to a 2 inch iron pipe;
thence South 89°19'30" West 1,645.06 feet on the South line of the United States Farm Security Administration Unit No. 20 to a 2 inch iron pipe on the line between Sections 1 and 2;
thence South 89°15'30" West 1,329.64 feet on said South line of United States Farm Security Administration Unit No. 20 which point is witnessed by a 2 inch iron pipe set North 89°15'30" East 18.14 feet;
thence South 00°46'30" East 442.32 feet on the line through the center of the Southeast 1/4 of Section 2 and along the Harvey Smith Road to the center of the Harvey Smith Road;
thence along the center of the Harvey Smith Road as follows:
South 15°50'30" East 24.66 feet;
South 25°23'00" East 53.86 feet;
South 28°41' East 666.75 feet to a point witnessed by a 2 inch iron pipe set South 89°16'00" East 25.00 feet;
thence South 89°16'00" East 988.93 feet to a 2 inch iron pipe between Sections 1 and 2;
thence South 00°47'30" East 5.83 feet to the POINT OF BEGINNING.

EXCEPT right-of-way for Drainage District No. 19;

AND EXCEPT County road formerly known as the Harvey Smith Road and now commonly known as Avon-Allen Road.

AND ALSO EXCEPT right-of-way conveyed to the State of Washington Department of Transportation by Warranty Deed recorded under Skagit County Auditor's File No. 200710290059.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



9-29-10

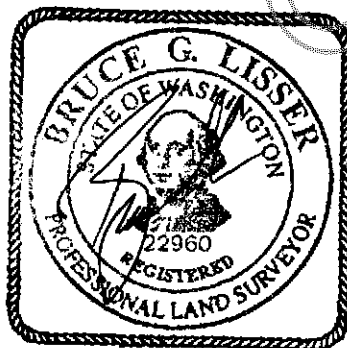
Exhibit "B"
Legal Description
Skagit Farmers Supply
(Skagit County Assessor's Parcel No. P-21078)

That portion of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 34 North, Range 3 East, W.M., lying Northerly of the Great Northern Railway right-of-way as established by deed recorded January 10, 1890 in Volume 9 of Deeds, page 311; and Easterly of County Road commonly known as the Avon-Allen Road running Northwesterly from the Northerly line of said right-of-way.

EXCEPT that portion conveyed to the State of Washington on September 9, 2006 under Auditor's File No. 200609070104.

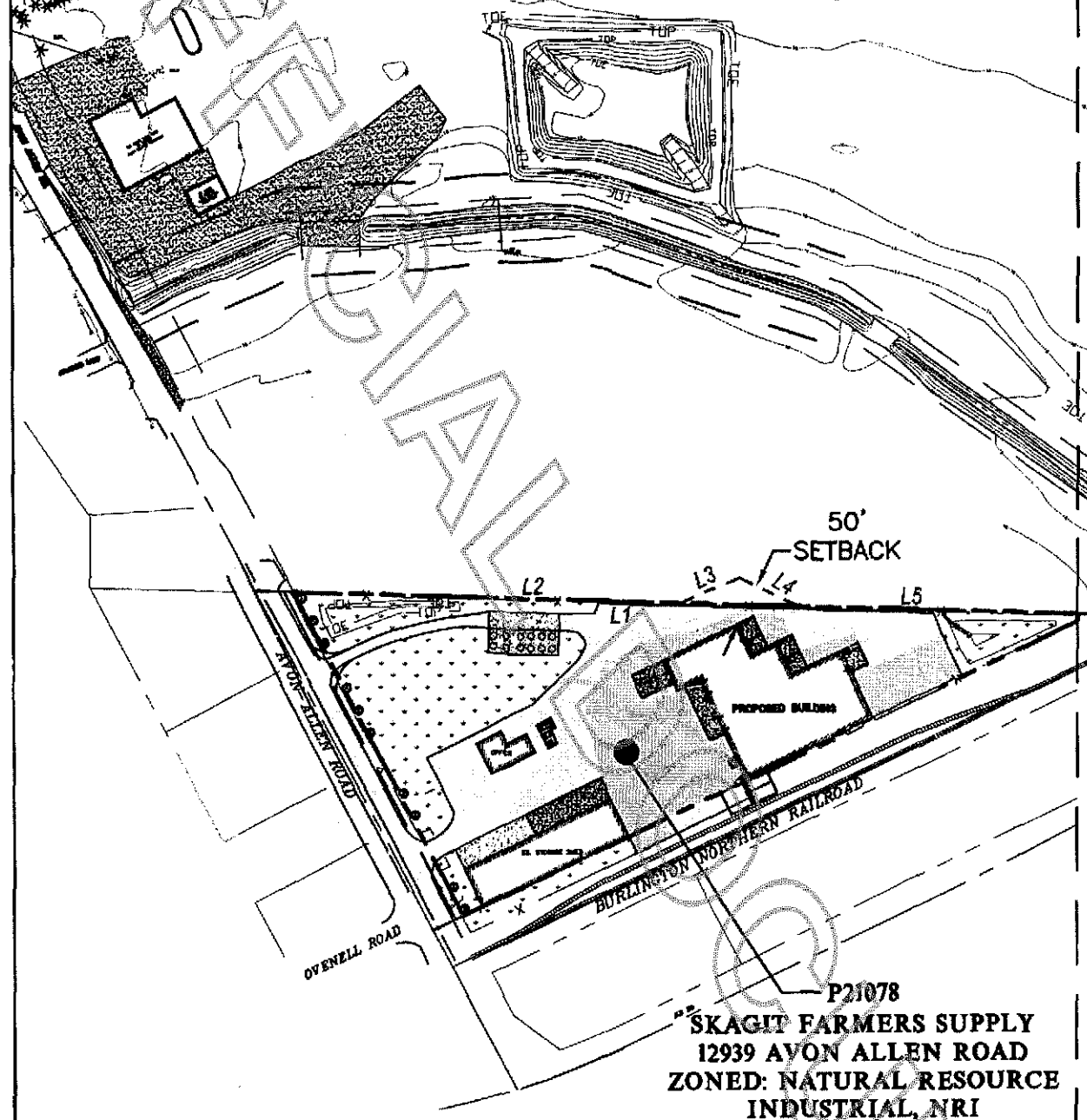
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Situate in the City of Mount Vernon, County of Skagit, State of Washington.



9-29-10

P20935
EAST RIDGE, LLC
12779 AVON ALLEN ROAD
ZONED: AGRICULTURE-NATURAL
RESOURCE LANDS, Ag-NRL



LINE TABLE

L1	943.16	S88°07'58.9"E
L2	466.60	S88°07'58.9"E
L3	76.04	S66°49'48.0"E
L4	78.49	N63°55'48.2"W
L5	336.08	S88°07'58.9"E

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SETBACK EXHIBIT C
PROPOSED BUILDING FOR
SKAGIT FARMERS SUPPLY AND
BUILDING SETBACK EASEMENT ON
EAST RIDGE LLC