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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Skagit County Auditor \$75.00
11/23/2016 Page 1 of 3 8:56AM

EASEMENT
NOV 23 2016

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 8 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 side lot line of the abutting lot, sufficient to leave the minimum required building separation of 16 feet;

NOW THEREFORE, Ronald Mason Grantor,
hereby grants to Tim Daniels 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: NONE

Grantor: Ronald Q. Mason Date: 11/22/16

STATE OF WASHINGTON

) ss.

COUNTY OF SKAGIT

On this day personally appeared before me Ronald Mason, 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.

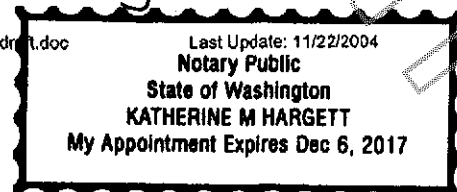
Given under my hand and official seal this 22 day of November, 2016

Notary's Signature [Signature]

Notary Public in and for the State of Washington residing at 8200 Wodley

My Commission Expires Dec. 11, 2017

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Legal Description For
Setback Easement For
Tim Danniels

10/21/16

That portion of the West $\frac{1}{2}$ of Tract 13
"Plat Of The Burlington Acreage Property,"
as per plat recorded in Volume 1 of Plats,
page 49, records, of Skagit County, Washington,
described as follows:

Beginning at the Northeast corner of the
West half of said Tract 13;
Thence South 89 degrees, 46' West along
the North line of said Tract 13, a distance
of 147.50 feet; Thence South 6 degrees,
05' 29" West a distance of 393.16 feet to
the North line of the State Highway; Thence
North 6 degrees, 05', 29" East a distance
of 91.00 feet and the true point of beginning;
Thence from said true point of beginning
and in a Northerly direction and parallel
with the West wall of the garage situated
on the property described as Skagit County
Assessors Parcel No. P62368, a distance
of 10.00 feet; Thence North 6 degrees, 05', 29"
East a distance of 4.00 feet to a point
that is approximately 8.00 feet from the
most Northwestern corner of said garage;
Thence in an Easterly direction to a point
on the property line between the two properties

described as Skagit County Assessors Parcel
Numbers P62351 and P62368; Thence
South 6 degrees, 05', 29" West along said
property line to the true point of beginning.
Situated in Skagit County, Washington.

