



201703200044

Skagit County Auditor

\$77.00

3/20/2017 Page

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5 9:19AM

Return to:

SETBACK EASEMENT

THIS INSTRUMENT entered into to satisfy the SRT (Zoning Dist) yard setback requirements of the Skagit County Code, Permit Number _____

WITNESSETH:

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

WHEREAS, Section 14.16.010 (5) provides an exception from the _____ (side or rear) setback requirement if an easement is provided along the North (N,S,E,W) lot line of the abutting lot, (sufficient enough to leave the minimum required building separation) of 43 feet;

NOW THEREFORE, Mark Linnemann Grantor, hereby grants to Windward Group/Mark Linnemann Grantee, an easement over the following described property: Parcel number 124186 Sec 26 Twn 36 Rng 01

(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 46541 Sec 26 Twn 36 Rng 01

(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: _____

Grantor: Mark Linnemann

Date: 3.8.17

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Mark Linnemann 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 8 day of MARCH, 2017

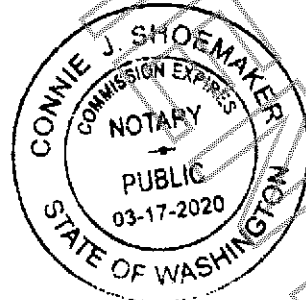
Notary's Signature Connie J. Shoemaker

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

My Commission Expires 03 17 2020

last updated 02.23.16

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
EASEMENT
MAR 15 2017



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

EXHIBIT A

Skagit County Parcel Number 124186 – Full Legal Description

THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., TOGETHER WITH THE THREE NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACTS OF LAND: PARCEL "A": EAST 40 FEET OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED NOVEMBER 24, 1937 AS AUDITOR'S FILE NO. 296848, RECORDS OF SKAGIT COUNTY, WASHINGTON. EASEMENT ON PARCEL "B": THE EAST 20 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26 AS ESTABLISHED BY EASEMENT AND AGREEMENT DATED JUNE 19, 1985 AND RECORDED AS AUDITOR'S FILE NO. 9207280106, RECORDS OF SKAGIT COUNTY, WASHINGTON. EASEMENT ON PARCEL "C": THE WEST 20 FEET OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 AS ESTABLISHED BY EASEMENT AND AGREEMENT DATED JUNE 19, 1985 AND RECORDED AS AUDITOR'S FILE NO. 9207280106, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT B

Skagit County Parcel Number 46541 – Full Legal Description

The South 300 feet of Government Lot 1, Section 26, Township 36 North, Range 1 East, W.M., in Skagit County, Washington;

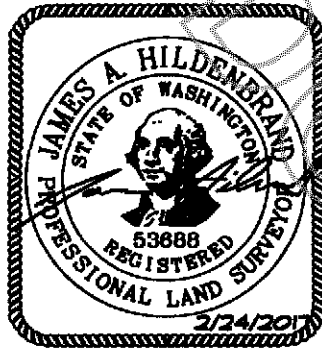
TOGETHER WITH the adjoining second class tidelands abutting and adjacent thereto.

TOGETHER WITH an encroachment and access easement over a portion of the North 100 feet of the South 400 feet of Government Lot 1, Section 26, Township 36 North, Range 1 East, W.M., which portion consists of that part of the restroom building which is located on said North 100 feet plus an additional 10 feet extending from said encroaching portion of the building.

EXHIBIT C - SETBACK EASEMENT LEGAL DESCRIPTION

THE NORTH THIRTY-FIVE (35) FEET OF THE NORTH HALF OF THE EAST HALF OF
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP
36 NORTH, RANGE 1 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



HARMSSEN & ASSOCIATES INC.
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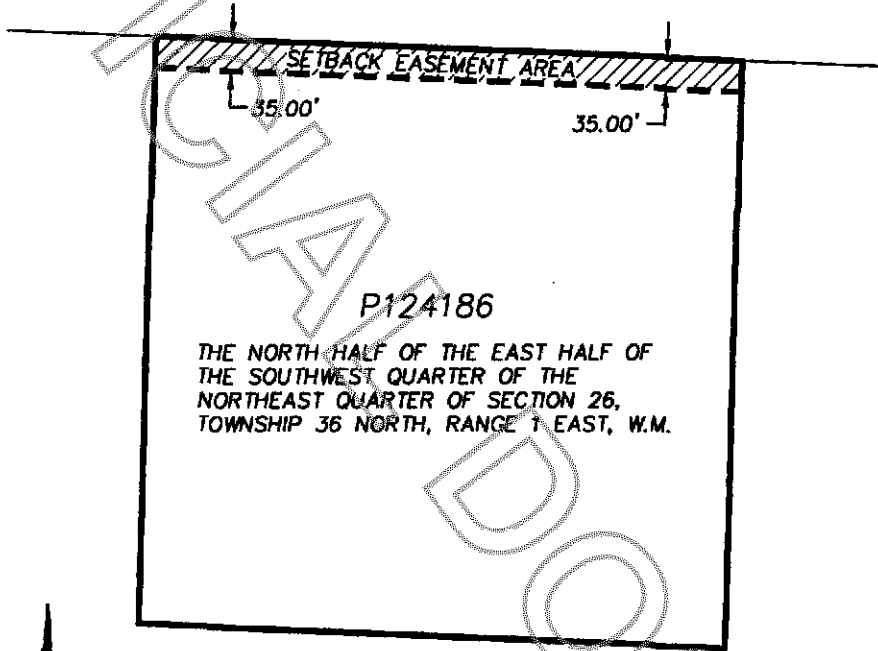
PREPARED FOR:
MARK LINNEMANN

JOB NO. **16-302**

DATE: **2/24/17**

EXHIBIT D - SETBACK EASEMENT SKETCH

P46541



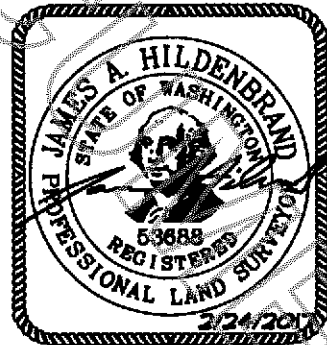
P124186

THE NORTH HALF OF THE EAST HALF OF
THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M.



FOR SECTION SUBDIVISION INFORMATION,
REFER TO THAT SURVEY RECORDED
UNDER SKAGIT COUNTY AUDITOR'S FILE
NO. 201611280163

1" = 200'



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PREPARED FOR:
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