



201705310100

Skagit County Auditor

\$74.00

5/31/2017 Page

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2 2:17PM

When recorded return to:

Rene & Chloe Beliveau
1408 18th Street
Anacortes, WA 98221

Filed for Record at Request of:

Rene & Chloe Beliveau

SKAGIT COUNTY WASHINGTON**REAL ESTATE EXCISE TAX**

EASEMENT
MAY 31 2017

Grantor: Rene M. Beliveau and Chloe L. Beliveau**Grantee:** Rene M. Beliveau and Chloe L. Beliveau**Tax Parcel Number(s):** (P55786) 3772-121-018-0004**Abbreviated Legal:** Lots 17-18, Block 121, Anacortes**Referenced Document:** Auditor File Number 201611080137

Amount Paid \$

Skagit Co. Treasurer

Deputy

VIEW EASEMENT

By HB

Full Legal: Lots 17 and 18, Block 121, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington. Situate in the City of Anacortes, County of Skagit, State of Washington.

THE GRANTOR(S), Rene M. Beliveau and Chloe L. Beliveau, husband and wife, in accordance with the easement conveyed by Statutory Warranty Deed recorded on November 8, 2016 under Skagit County Auditor File Document Number 201611080137, reserve unto themselves and their assigns **GRANTEE(S),** a 'View Easement' on the adjoining property described as follows:

(P55787) 3772-121-020-0000; 1402 18th Street, Anacortes, WA 98221

Lots 19 and 20, Block 121, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County Washington. Situate in the City of Anacortes, County of Skagit, State of Washington.

The following restates the view easement as contained within the Statutory Warranty Deed recorded on November 8, 2016 under Skagit County Auditor File Document Number 201611080137.

"View Easement to be located on 1402 18th Street for the benefit of 1408 18th Street.

A 'Primary View Easement' shall be established and shall be bounded on the East and West by the existing property lines; bounded on the South by existing North exterior wall of the primary residential structure, as exist on the day of execution of this deed; AND on the North by the existing South exterior wall of the detached accessory structure, as such exist on the day of execution of this deed and a line extending Westerly from the Southeast exterior wall of the said 'accessory structure' extending to the Southeast exterior wall corner of the existing accessory structure located on 1408 18th Street.

Nothing located within this primary view easement shall exceed six (6) feet in height above grade, as such exist on the date of execution of this deed. This shall include, but not be limited to, all structures, vegetation, landscaping, and/or other elements or features. Roof overhangs extending no more than two (2) feet, and their associated gutters and down spouts, shall be exempted from these restrictions.

Additionally, a 'Secondary View Easement' shall be established on all areas lying North of the Northerly boundary of said 'Primary View Easement', including area of existing accessory structure.

Nothing located within this Secondary View Easement shall exceed twelve (12) feet in height above grade, as such exist on the date of execution of this deed, this shall include, but not be limited to, all structures, vegetation, landscaping, and/or other elements or features. Existing accessory structure shall be permitted to be maintained and/or replaced in it's current location, configuration and height."

Dated: 5/31/2017

Rene M. Beliveau
Rene M. Beliveau

Chloe L. Beliveau
Chloe L. Beliveau

STATE OF WA }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rene M. Beliveau and Chloe L. Beliveau are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/31/17

Michael A. Urban
Notary Public in and for the State of WA
Residing at Mount Vernon
My Appointment expires: 2-2019

