

Return to:

John P. Mills

16713 McLean Rd

Mount Vernon, WA 98273



201808210055

08/21/2018 02:36 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 21 2018

Amount Paid \$
Skagit Co. Treasurer
By BT Deputy

SETBACK EASEMENT

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

WITNESSETH:

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

WHEREAS, Section 14.16.810 (5) provides an exception from the 35-foot (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 35' feet;

NOW THEREFORE, Ray deVries & Rebecca M. deVries, husband & wife Grantor, hereby grants to John P. Mills and Susan M. Mills, husband & wife Grantee, an easement over the following described property: Parcel number P104923 Sec 23 Twn 34 Rng 3

(For Full Legal Description See Exhibit "A")

herein called the "easement area", for rear (side or rear) yard purposes to satisfy the Skagit County Code on the following described real property of the grantee: Parcel number P103862 Sec 23 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:

Grantor:

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this day personally appeared before me Ray DeVries + Rebecca DeVries, 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 15 day of December, 2017

Notary's Signature

Notary Public in and for the State of Washington residing at Skagit Co.

My Commission Expires 7-25-19

last updated 02.23.16

Date: 12-15-17

Notary Public
State of Washington
Jessica M Culp
Commission Expires 07/25/2019

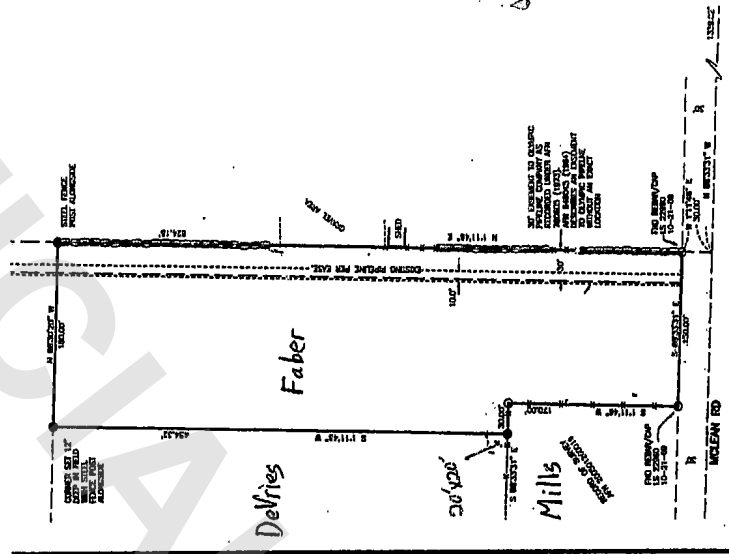
EXHIBIT "A"

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 34 North, Range 3 East, W. M. described as follows:

Begin at the Northerlymost Southeast corner of those premises conveyed to Ray de Vries as Skagit County Auditor's File No. 201007090097; thence West along the Southerly line of the de Vries tract 20 feet; thence North parallel with the East line of said de Vries tract 20 feet; thence East parallel with the South line of said de Vries tract 20 feet to the East line thereof; thence South 20 feet to the point of beginning.

EXHIBIT "B"

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 34 North, Range 3 East, W.M. conveyed to John P. Mills, et ux, by deed recorded December 14, 2015 as Skagit County Auditor's File No. 201512140097



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P22395

P104923

Ray deVries
Rebecca M. deVries
201007095097

SURVEY
AF 201004050132

Pamela Kaye Faber
201604140089 Parcel 'B'

P104922

P22353

John P & Susan M
Mills

P103862

16713 McLean
MV 98273

SURVEY

AF 200501260019

201512140097

:352