202006150177 06/15/2020 10:59 AM Pages: 1 of 2 Fees: \$104.50 Skagit County Auditor

Return to: Larry E. Binschus 20454 Aliston Lane Burlington, WA 98233

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

JUN 1 5 2020	
Amount Paid \$ SETBACK EASEMENT By Deputy	
THIS INSTRUMENT, entered into to satisfy the (Zoning Dist) yard setback requirement of the Skagit County Code, Permit Number	ts
WITNESSETH: WHEREAS, The Skagit County Codes requires a <u>S</u> foot <u>Side</u> (side or rear) yar setback; and WHEREAS, Section 14.16.810 (5) provides an exception from the <u>Side</u> (side or rear)	rd
setback requirement if an easement is provided along the(N,S,E,W) lot line of the abutting lot,	
(sufficient enough to leave the minimum required building separation) of 16 feet;	
NOW THEREFORE, Philip E. Holmgren Grantor,	
hereby grants to Larry E.Binschus and Carriet.Binschus Grantee, an easement over the following described property: Parcel number P67295 Sec 33 Twn 35 Rng 04	
(For Full Legal Description See Exhibit "A")	
herein called the "easement area", for 5 ide (side or rear) yard purposes to satisfy the Skagit County Code of the following described real property of the grantee: Parcel number P62308 Sec 33 Twn 35 Rng 04 (For Full Legal Description See Exhibit "B")	n
herein called the "receiving lot", and agrees that no structure will be located in the easement area and all futur setbacks will be measured from the easement lines rather than the property lines adjacent to this easemen Grantee shall have access to the easement area for normal maintenance activities to the structure on the receivin lot.	nt
Additional provisions:	_
Grantor: Philip E. Holmgren Shilip Z. Holmykin Date: Jan. 16,2020 STATE OF WASHINGTON	-
COUNTY OF SKAGIT On this day personally appeared before me Philip Enformagren, known to be the individual(secribed 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 day of Mulay 2010. Notary's Signature Mulay Mulay Notary Public in and for the State of Washington residing at Mount Number. My Commission Expires 12/5/2026 Last updated 02.23.16	

Exhibit "A"

The East 8 feet of the North 100 feet of Tract 4 of Short Plat No. 36-86 approved 11/20/1986 and recorded 11/26/1986 as Auditor's File No. 8611260033; being a portion of the East ½ of the East ½ of Tract 6 "Plat of the Burlington Acreage Property" per plat recorded in Volume 1 of Plats, Page 49 records of Skagit County, Washington.

Exhibit "B"

That portion of Tract 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" per plat recorded ain Volume 1 of Plats, Page 49, records of Skagit County, Washington, described as follows:

Begin at the Northeast corner of said Tract 6; thence South 89° 46' 15" West along the North line thereof, a distance of 126 feet to the True Point of Beginning; thence South 0° 30' 15" East, 140 feet; thence South 89° 46' 15" West, 110.80 feet; thence North 0°