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10/05/2020 01:03 PM Pages: 1 of 3 Fees: \$105.50 Skagit County Auditor

Thomas and Tia Hixson
17184 Bulltrout Lane
Mount Vernon, WA 98274

REVIEWED BY
SKAGIT COUNTY TREASURED
DEPUTY DATE DATE

SETBACK EASEMENT

THIS INSTRUMENT, entered into to satisfy the RVR (Zoning Dist) yard setback requirements of the Skagit County Code, Permit Number To be submitted
WITNESSETH:
WHEREAS, The Skagit County Codes requires a 25 foot rear (side or rear) yard setback; and
WHEREAS, Section 14.16.810 (5) provides an exception from the <u>rear</u> (side or rear)
setback requirement if an easement is provided along the <u>East</u> (N,S,E,W) lot line of the abutting lot,
(sufficient enough to leave the minimum required building separation) of 8 feet; NOW THEREFORE, Keith and Katie Hudock Grantor,
hereby grants to Thomas and Tia HixsonGrantee, an easement over the following described property: Parcel number P123243 Sec 36 Twn 34 Rng 4
(For Full Legal Description See Exhibit "A")
herein called the " <u>easement area</u> ", for <u>rear</u> (side or rear) yard purposes to satisfy the Skagit County Code on the following described real property of the grantee: Parcel number <u>P123244</u> Sec <u>31</u> Twn <u>34</u> Rng <u>5</u> (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: //with /hudock Liter Doce Date: 10-4-2020
STATE OF WASHINGTON) ss.
COUNTY OF SKAGIT
On this day personally appeared before me Kerntkane Hudouk low, who the individual(s)
described in and who executed the within and foregoing instrument, and acknowled hed that they signed the same
as their free and voluntary act and deed, for the uses and purpose therein mentione. Given under my hand and official seal this 4 had a day of 10 the company of 202 (2) PUBLIC
Notary's Signature Rose
Notary Public in and for the State of Washington residing at Mt. Vernon UN
My Commission Expires 15-2023

A) Assessment Legal Description

Legal Description at time of Assessment:

This is the legal description as of the most recent certification of the assessment roll. The Current Legal Description reflects any changes resulting from boundary modifications after certification.

(0.3500 ac) LOT 150, PLAT OF NOOKACHAMP HILLS PUD PHASE IIB, AS RECORDED ON AUGUST 23, 2005, UNDER AUDITOR'S FILE ON. 200508230082, RECORDS OF SKAGIT COUNTY, WASHINGTON.

B) Assessment Legal Description

Legal Description at time of Assessment:

This is the legal description as of the most recent certification of the assessment roll. The Current Legal Description reflects any changes resulting from boundary modifications after certification.

(0.4200 ac) NOOKACHAMP HILLS PUD PHASE IIB, AF#200508230082, LOT 151. BEING A PORTION OF SE1/4 SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST AND NE1/4 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, AND NW1/4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST.

C) Legal Description of the easement:

An 8 foot easement beginning in the southeast corner of Lot 150 running 18 feet north along the east property line

D) Rights being granted or restricted by the easement:

The Grantors will allow a setback easement of 8 feet along their east property line. This means the grantors will have a side setback of 16 feet as opposed to 8 feet along the part of the building addition on the grantees side. Otherwise the setback remains 8 feet for the rest of that east property line. Grantors will not need to allow access on their property in order for grantees to maintain the structure. Grantees will still have room within their own setback to maintain the building.

E) Identification of all the owners of the properties involved:

Thomas Hixson Tia Hixson Keith Hudock Katie Hudock

