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

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

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY [Signature]
DATE 10-15-2020

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 rear (side or rear) setback requirement if an easement is provided along the East (N,S,E,W) lot line of the abutting lot, (sufficient enough to leave the minimum required building separation) of 3 feet;

NOW THEREFORE, Paul and Deanna Selsor Grantor,
hereby grants to Thomas and Tia Hixson Grantee, an
easement over the following described property: Parcel number P123241 Sec 36 Twn 34 Rng 4

(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 P123244 Sec 31 Twn 34 Rng 5

(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: [Signature] Deanna Selsor Date: 10/4/2020
STATE OF WASHINGTON)

COUNTY OF SKAGIT) ss. Paul + Deanna Selsor

On this day personally appeared before me Paul + Deanna Selsor 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 4th day of October, 2020

Notary's Signature [Signature]
Notary Public in and for the State of Washington residing at Mt Vernon

My Commission Expires 1-15-2023
last updated 02.23.16



A) Legal Description of Grantor's Property

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.

(0.3800 ac) LOT 148, PLAT OF NOOKACHAMP HILLS PUD PHASE 11B, AS RECORDED ON AUGUST 23, 2005, UNDER AUDITORS FILE NO. 200508230082, RECORDS OF SKAGIT COUNTY, WASHINGTON.

B) Legal Description of Grantee's Property

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:

A 3 foot easement beginning in the northeast corner of Lot 148 running 15 feet south along the east property line

D) Rights being granted or restricted by the easement:

The Grantors will allow an easement of 3 feet along their east property line. This means the grantors will have a rear setback of 28 feet from their rear property line as opposed to 25 feet along the part of the building addition on the grantees side. Otherwise the setback remains 25 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

Paul Selsor

Deanna Selsor

