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02/01/2021 08:51 AM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

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REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY MARISSA
DATE 2/1/21

SETBACK EASEMENT

THIS INSTRUMENT, entered into to satisfy the Agricultural (Zoning Dist) yard setback requirements of the Skagit County Code, Permit Number B20-0192

WITNESSETH:

WHEREAS, The Skagit County Codes requires a 15 foot side (side or rear) yard setback; and

WHEREAS, Section 14.16.810 (5) provides an exception from the side (side or rear) setback requirement if an easement is provided along the S (N,S,E,W) lot line of the abutting lot (sufficient enough to leave the minimum required building separation) of 15 feet:

NOW THEREFORE, Michael Danger Grantor,
hereby grants to Kevin S. Rose Grantee, an
easement over the following described property: Parcel number P36749 Sec 15 Twn 35 Rng 04

(For Full Legal Description See Exhibit "A") SW SE

herein called the "easement area", for side (side or rear) yard purposes to satisfy the Skagit County Code on the following described real property of the grantee: Parcel number P36750 Sec 15 Twn 35 Rng 04

(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: West property line 100' East along building site. Pretains to just the area of side of building
Grantor: Michael Danger Date: 1-30-2021

STATE OF WASHINGTON

COUNTY OF SKAGIT

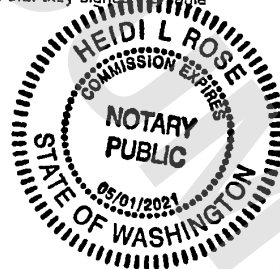
On this day personally appeared before me Michael Danger, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purpose therein mentioned. Given under my hand and official seal this 30 day of January, 2021

Notary's Signature Heidi L. Rose

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

My Commission Expires 5/01/2021

Notary Public License # 02.22.16



" Exhibit A "

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.

(1.6700 ac) (DR 14) PTN W1/2 W1/2 SW1/4 SE1/4, SECTION 15, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. AKA TRT 2 SHT PLT 91-79

AF 197911060013