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02/24/2021 08:43 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

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REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY [Signature]  
DATE 2-23-2021

SETBACK EASEMENT

THIS INSTRUMENT, entered into to satisfy the RVR (Zoning Dist) yard setback requirements of the Skagit County Code, Permit Number BP20-0828

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 West (N,S,E,W) lot line of the abutting lot, (sufficient enough to leave the minimum required building separation) of 8 feet;

NOW THEREFORE, MARK S. TOURNIE Grantor, hereby grants to Dustin Bruland Grantee, an easement over the following described property: Parcel number P.62022 Sec 01 Twn 33 Rng 04

(For Full Legal Description See Exhibit "A")

herein called the "easement area", for 8 (side or rear) yard purposes to satisfy the Skagit County Code on the following described real property of the grantee: Parcel number P.112522 Sec 01 Twn 33 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: \_\_\_\_\_

Grantor: [Signature] Date: 2/22/2022

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me Dustin Bruland Mark Tournie, 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 22 day of February, 2021

Notary's Signature [Signature]

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

My Commission Expires 12/20/2023  
last updated 02.23.16

KIM DENMARK  
Notary Public  
State of Washington  
Commission # 181684  
My Comm. Expires Dec 20, 2023

That portion of the premises conveyed to Mark S. Tournie, et ux, by deed recorded February 5, 2012 as Auditor's File No. 202102050145 described as follows:

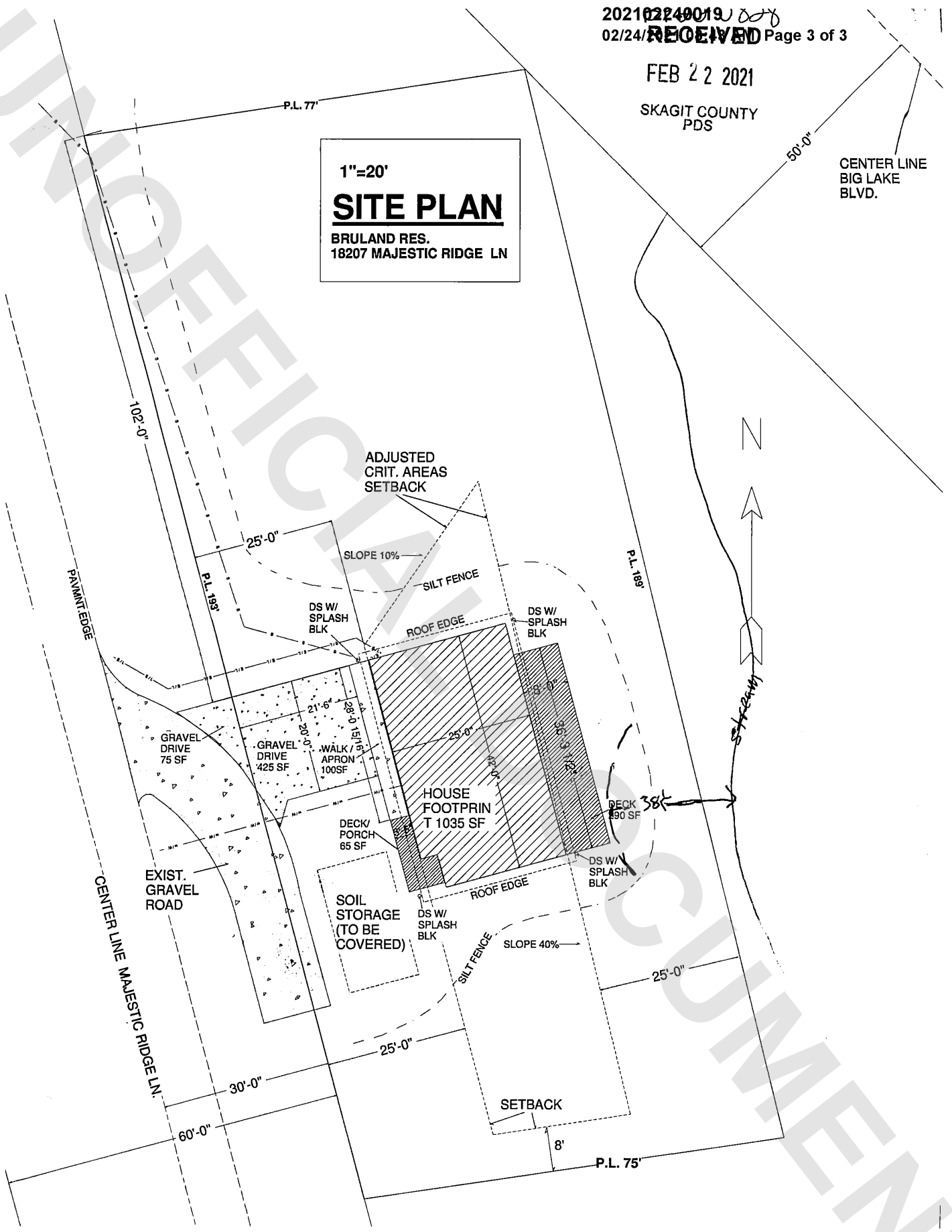
Begin at the Southeast corner of those premises conveyed to Dustin Bruland, et ux, by deed recorded February 3, 2020 as Auditor's File No. 202002030044; thence Northerly 55 feet; thence Easterly at right angles to the Easterly line of the Bruland property 25 feet to the True Point of Beginning; thence continue Easterly on said line 8 feet; thence Northerly parallel with said Easterly line of the Bruland property 42 feet ; thence Westerly at right angles 8 feet; thence Southerly 42 feet to the True Point of Beginning.

FEB 22 2021

SKAGIT COUNTY  
PDS

CENTER LINE  
BIG LAKE  
BLVD.

1"=20'  
**SITE PLAN**  
BRULAND RES.  
18207 MAJESTIC RIDGE LN



PAINT EDGE

CENTER LINE MAJESTIC RIDGE LN.

ADJUSTED  
CRIT. AREAS  
SETBACK

GRAVEL  
DRIVE  
75 SF

GRAVEL  
DRIVE  
425 SF

WALK /  
APRON  
100SF

HOUSE  
FOOTPRIN  
T 1035 SF

SOIL  
STORAGE  
(TO BE  
COVERED)

DECK/  
PORCH  
65 SF

DECK  
90 SF

SETBACK

