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10/18/2021 09:07 AM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Return to:

Kevin Barnes

11626 Coronado Drive

Anacortes, WA 98221

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Debra Thompson
DATE 10-18-21

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 west _____ (N,S,E,W) lot line of the abutting lot, (sufficient enough to leave the minimum required building separation) of 50 feet;

NOW THEREFORE, Kevin and Shelley Barnes _____ Grantor, hereby grants to Kevin and Shelley Barnes _____ Grantee, an easement over the following described property: Parcel number P83435 Sec 35 Twn 35 Rng 01

Lot 6, Pointe DIN No 2
(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 P83434 Sec 35 Twn 35 Rng 01

Lot 5, Pointe DIN No 2
(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: KBarnes _____ Date: 9-30-2021

STATE OF WASHINGTON UTAH
COUNTY OF SKAGIT Semmett ss.

On this day personally appeared before me Kevin R Barnes 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 September 2021

Notary's Signature Debra A Bump
Notary Public in and for the State of Washington residing at 1100 Snowcreek Dr Parkcity UT 84060
My Commission Expires 3/17/2023
last updated 02.23.16

NOTARY PUBLIC
Debra A Bump
704355
Commission Expires
March 17, 2023
STATE OF UTAH



A) Legal Description of Grantor's Property (P83435)

Legal description acquired from Statutory Warranty Deed recorded under Auditor's File Number 202003130105.

Lot 6, "PLAT OF THE POINTE DIV. NO. 2", according to the Plat thereof recorded in Volume 14 of Plats, Pages 50 and 51, Records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

B) Legal Description of Grantee's Property (P83434)

Legal description acquired from Statutory Warranty Deed recorded under Auditor's File Number 202003130105.

Lot 5, "PLAT OF THE POINTE DIV. NO. 2", according to the Plat thereof recorded in Volume 14 of Plats, Pages 50 and 51, Records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

C) Legal Description of the easement

BEGINNING in the Northeast corner of Lot 6, "PLAT OF THE POINTE DIV. NO. 2", according to the Plat thereof recorded in Volume 14 of Plats, Pages 50 and 51, Records of Skagit County, Washington;

Thence North 87°41'07" West, 11.11 feet;
Thence South 5°43'05" East, 108.52 feet;
Thence South 34°41'43" West, 92.20 feet;
Thence North 34°23'30" East, 13.92 feet;
Thence North 34°41'43" East, 88.00 feet;
Thence North 5°43'05" West, 100.00 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

Situate in the County of Skagit, State of Washington.