



202210070129

10/07/2022 03:26 PM Pages: 1 of 6 Fees \$208.50
Skagit County Auditor

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SETBACK EASEMENT

THIS INSTRUMENT, entered into to satisfy the Ag-NRL (Zoning Dist) yard setback requirements of the Skagit County Code, Permit Number _____

WITNESSETH:

WHEREAS, The Skagit County Codes requires a 35 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 N (N,S,E,W) lot line of the abutting lot, (sufficient enough to leave the minimum required building separation) of 17 feet;

NOW THEREFORE, Grace Feddema Grantor,
hereby grants to Ronald and Jamie Mitchell Grantee, an
easement over the following described property: Parcel number P39122 Sec 15 Twn 35 Rng 05

(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 P39114 Sec 15 Twn 35 Rng 05

(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: See attached site plan for location of easement area and legal descriptions attached as Exhibits

A, B, C, C.1 and D.

Grantor: Grace Feddema
STATE OF WASHINGTON)

Date: Oct 5 22

) ss.
COUNTY OF SKAGIT

On this day personally appeared before me Grace Feddema, 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 5th day of October, 2022

Notary's Signature PA JOHNSEN

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

My Commission Expires 12-10-2022
last updated 02.23.16

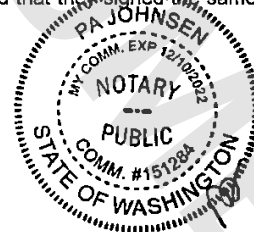


Exhibit A

Grace Feddema

Parcel # P39122

(19.4900 ac) CU F&A #146 AF#777817 1974 TRNSF AF#835749: E1/2 W1/2 NE1/4, SECTION 15, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., N OF RLY LESS TAX 11

The Setback "No Build" Easement ("Easement") area of the burdened parcel shall be:

The area of the burdened property consisting of the rectangular section of property defined by four 90 degree corners, stretching from and between Point E of the Easement on Parcel P39122 to Point F of the Easement on Parcel P39122 as defined below and on Exhibit B, and to Point B, and to Point C of the Easement as defined below and on Exhibit B, as shown on the attached Sitemaps (Exhibit C and C.1).

For the purposes of this Easement, the terms above shall be defined as:

- 1) Point A of the Easement; That point that is shown on the sitemap is located at the South end of the most easterly property line of parcel P39122 to establish a waypoint for measuring the location of the Easement.
- 2) Point B of the Easement; That point that is directly 133' 0" East of Point A along the property line as identified on the attached Sitemap.
- 3) Point C of the Easement; That point that is directly 50' 0" East of point B along the property line as indicated on the attached Sitemap.
- 4) Point D of the Easement; That point that is 17' 0" directly North of point C as indicated on the attached sitemap.
- 5) Point E of the Easement; That point that is 17' 0" directly North of point B as indicated on the attached sitemap.

Exhibit B

Ronal & Jamie Mitchell

Parcel # P39114

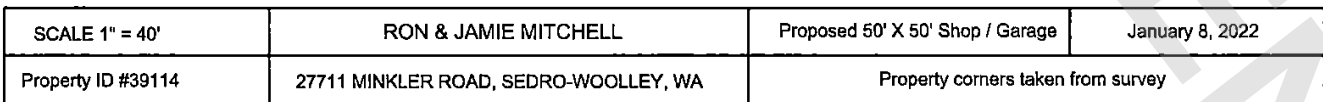
(1.400 ac) CTAX 11 THAT PTN OF NW1/4 OF NE1/4 & NE1/4 & OF NE1/4, SECTION 15, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESC AS FOL. BEG AT INTERS OF THE E LI OF THE E LI OF THE OLD STATE HWY 17A TH W'LY ALG THE N LI OF SD OLD STATE HWY 171' TO THE TRUE POB TH N 300' TH W 510' M/L TO THE W LI OF THE E1/2 OF W1/2 NE1/4 TH S ALG SD W LI TO N LI OF SD OLD ST HWY TH ELY TO POB LESS RT#0-011-02

The Setback No Build Easement ("Easement") area shall be:

The area consisting of the rectangular interior section of property located on Parcel P39122 defined by four 90 degree corners, stretching from and between Point B of the Easement to Point C of the Easement to Point D of the Easement to Point F of the Easement on burdened property (Parcel P39122) as shown on the attached sitemap (Exhibit C and C.1). for the benefited property (Parcel P39114) as shown on the attached sitemaps (Exhibit D).

For the purposes of this Easement, the terms above shall be defined as:

- 1) Point A of the Easement; That point that is located at the South most end of the most easterly property line of parcel P39122 to establish a waypoint for measuring the location of the Easement as shown on the attached sitemap.
- 2) Point B of the Easement; That point that is directly 133' 0" East of Point A along the property line as identified on the attached Sitemap.
- 3) Point C of the Easement; That point that is directly 50' 0" East of point B along the property line as indicated on the attached Sitemap.
- 4) Point D of the Easement; That point that is 17' 0" directly North of point C as indicated on the attached sitemap.
- 5) Point E of the Easement; That point that is 17' 0" directly North of point B as indicated on the attached sitemap.



See Exhibit C.1 for zoomed in view

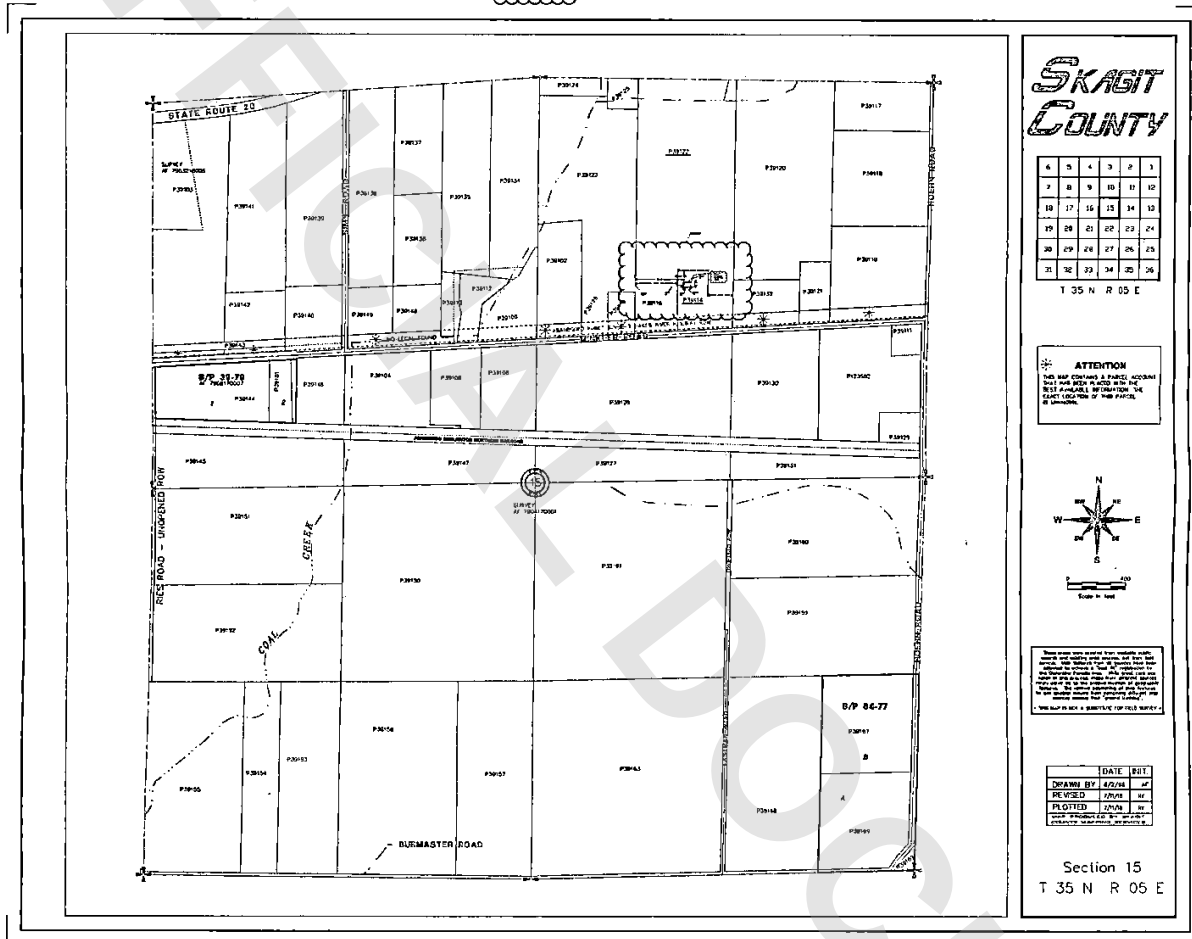


EXHIBIT C.1