



202306160035

06/16/2023 11:23 AM Pages: 1 of 2 Fees \$204.50
Skagit County Auditor

Return to:

RICHARD WRIGHT
12708 MARINE DRIVE
ANACORTES WA 98221

SETBACK EASEMENT

THIS INSTRUMENT, entered into to satisfy the SIDE (side or rear) yard setback requirements of the Skagit County Code,

WITNESSETH:

WHEREAS, The Skagit County Codes requires a 8 foot SIDE (side or rear) yard setback; andWHEREAS, Section 14.16.810 (5) provides an exception from the SIDE (side or rear) setback requirement if an easement is provided along the SIDE lot line of the abutting lot, sufficient to leave the minimum required building separation of 8 feet;NOW THEREFORE, KILLEEN LIVING TRUST Grantor,
hereby grants to RICHARD T WRIGHT Grantee, an
easement over the following described property:(See Exhibit "A") LOT # P68242 2/34/1herein 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:(See Exhibit "B") LOT # P19048 2/34/1

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:

Lawrence & Sheila Killeen

Date:

6/12/2023

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

KRISTI SALAZAR
Notary Public - State of Utah
My Commission Expires
May 19, 2024
COMMISSION NUMBER 712017On this day personally appeared before me Lawrence & Sheila Killeen, 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 12 day of JUNE, 2023

Notary's Signature

Kristi SalazarNotary Public in and for the State of Washington residing at Draper, UtahMy Commission Expires May 19, 2024

C:\Documents and Settings\carlyr\Local Settings\Temporary Internet Files\OLK8A\Setback Easement draft.doc

Last Update: 11/22/2004

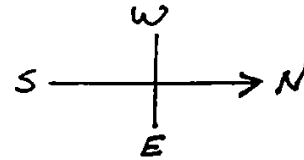
WRIGHT : GRANTEE
12708 MARINE DR.
P19048

GRANTOR: Killeen Living Trust
12692 MARINE DR.
P68242

EXISTING
PROPERTY
LINE

EXISTING
8" SETBACK

EXISTING BRICK WALL



EXISTING
HOME
28" OVERHANG

PROPOSED
SETBACK (SIDE)
EASEMENT AREA
(9'4") 28" OVERHANG
- 12" ALLOWED
1'4" OR 16" EXTRA
REQUIRED

EXISTING
GARAGE
20" OVERHANG

PROPOSED
SETBACK (SIDE)
EASEMENT AREA
(8'8") 20" OVERHANG
- 12" ALLOWED
8" EXTRA
REQUIRED

57"

71"