

202310090027

10/09/2023 01:43 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor

Recorded at the Request of and
When Recorded Return to:

Charles M. Drackett, Jr.
13313 Salishan Lane
Mount Vernon, WA 98273

REVIEWED BY
SKAGIT COUNTY TREASURER

DEPUTY Kailee Adman

DATE 10.9.2023

(Space Above for Recorder's Use)

SETBACK EASEMENT

Grantor: SALISHAN FARMS LLC

Grantee: CHARLES M. DRACKETT, JR. and SUSAN G. DRACKETT, co-trustees
of the REVOCABLE TRUST OF CHARLES AND SUSAN DRACKETT
u/a/d February 28, 1985

Abbreviated Legal Description:

Burdened Property: Ptn Lot 2, Skagit Co SP-96-0090, being Ptns of S 1/2 of SW
1/4, 32-35-3 E W.M.

Dominant Property: Lot 4, Skagit County Short Plat No. PL05-0109, being SW 1/4,
32-35-3 E.W.M.

Real Property Tax Parcel Number:

Burdened Property: Ptn P35200 (350332-3-026-0115)

Dominant Property: P123775 (350332-3-030-0400)

THIS INSTRUMENT, entered into to satisfy the rear yard setback requirements of
the Skagit County Code,

Salishan Farms/Drackett
Setback Easement re new garage on P123775
131908.0002/9507294.7

WITNESSETH:

WHEREAS, The Skagit County Code requires a twenty five (25) foot rear yard setback for the Dominant Lot; and

WHEREAS, Section 14.16.810 (5) provides an exception from the rear yard setback requirements if an easement is provided along the South (side) lot line of the abutting lot, sufficient to leave the minimum required separation of thirty-three (33) feet between buildings of the adjoining lots;

NOW THEREFORE, **Grantor**, SALISHAN FARMS LLC, a Washington limited liability company, hereby grants to CHARLES M. DRACKETT, JR. and SUSAN G. DRACKETT, co-trustees of the REVOCABLE TRUST OF CHARLES AND SUSAN DRACKETT u/a/d February 28, 1985, **Grantee**, an easement over the following described property:

See Exhibit "A" attached hereto and incorporated herein by this reference,

and as more particularly depicted in Exhibit "B" attached hereto and incorporated herein by this reference, and herein called the "Easement Area", for rear yard purposes to satisfy the Skagit County Code on the following described real property of the Grantee:

See Exhibit "C" attached hereto and incorporated herein by this reference,

herein called the "Dominant Property", and agrees that no structure will be located in the Easement Area and that 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 Dominant Property.

*[Remainder of page intentionally left blank.
See following page for signatures and notary acknowledgments.]*

Dated this 9th day of October, 2023.

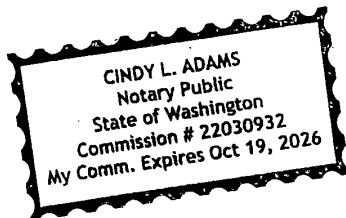
GRANTOR:

SALISHAN FARMS LLC,
a Washington limited liability company

By: [Signature]
Name: Charles M. Drackett, Jr.
Its: Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this 9th day of October, 2023, before me personally appeared Charles M. Drackett, Jr., known to me to be the Manager of SALISHAN FARMS LLC, a Washington limited liability company, that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on behalf of said entity.



[Signature]
Print Name: Cindy L Adams
NOTARY PUBLIC for the State of WA
residing at Shohomush County WA
My appointment expires: 10/19/2026

Salishan Farms/Drackett
Setback Easement re new garage on P123775

EXHIBIT A**Burdened Property**

Lot 2, Skagit County Short Plat No. 96-0090, approved December 5, 1996, and recorded December 13, 1996, in Volume 12 of Short Plats, pages 171 and 172, under Auditor's File no. 9612180054, records of Skagit County, Washington, being a portion of the South 1/2 of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East of the Willamette Meridian; and portions of Lots 6 through 8, Final Plat of Bridgewater Estates Phase I, according to the plat thereof recorded in Volume 15 of Plats, pages 174 and 175, and portions of Lots 9 through 12, Final Plat of Bridgewater Estate Phase II, according to the plat thereof recorded in Volume 16, of Plats, pages 65 and 66; and Tract X, Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224.

SUBJECT TO and TOGETHER WITH easements, restrictions, covenants, liens, leases, court causes and other instructions of record.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

Depiction of Easement Area

[See attached]

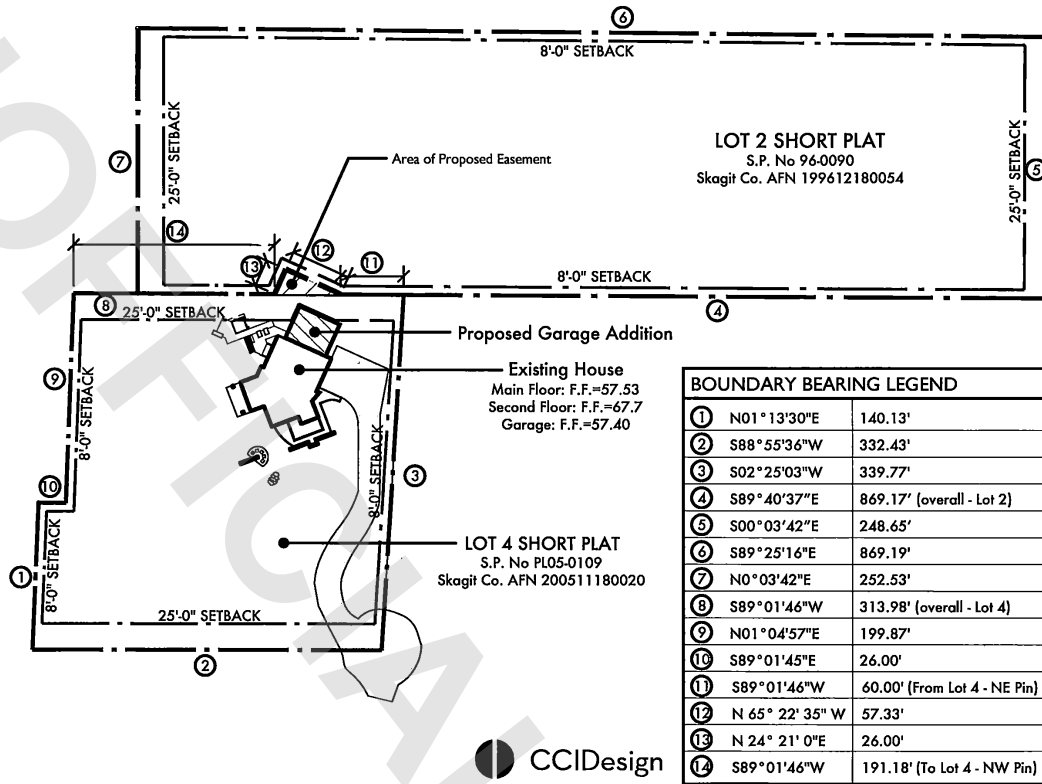


EXHIBIT C**Dominant Property****PARCEL A:**

Lot 4, SKAGIT COUNTY SHORT PLAT NO. PL05-0109, as approved November 15, 2005, and recorded November 18, 2005, under Auditor's File no. 200511180020, records of Skagit County, Washington; being a portion of Lots 1 and 2, Skagit County Short Plat No. 90-40, recorded August 23, 1990, under Auditor's File No. 9008230031, records of Skagit County, Washington, and being a portion of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities as delineated on the face of Lot 4, Skagit County Short Plat No. PL05-0109, as approved November 15, 2005, and recorded November 18, 2005, under Auditor's File no. 200511180020, records of Skagit County, Washington; being a portion of Lots 1 and 2, Skagit County Short Plat No. 90-40, recorded August 23, 1990, under Auditor's File No. 9008230031, records of Skagit County, Washington, and being a portion of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.