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Skagit County Auditor

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REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Dena Thompson
DATE 4.3.24

SETBACK EASEMENT

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

WITNESSETH:

WHEREAS, The Skagit County Codes requires 35 foot rear (side or rear) yard setback; and

WHEREAS, Section 14.16.810 (5) provides an exception from the 35 foot setback requirement if an easement is provided along the South lot line of the abutting lot, (sufficient to leave the minimum required separation) of 35 feet

NOW THEREFORE, Rory Martin, Grantor, hereby grants to Amy Wilcox and Andrew Szurek Grantee, an easement over the following described property: Parcel number P15632 Sec 10 Twp 33 Rge 03.

herein called the "easement area", for rear yard purposes to satisfy the Skagit County Code on the following described real property of the grantee: Parcel number P156931 Sec 10 Twp 33 Rge 03.

(For Full Legal Description See Exhibit "A")

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 dominant lot.

Additional provisions: See attached site plan for the location of easement area and legal description attached as Exhibit A.

Grantor: [Signature]

Date 4/4/2024

State of Washington

County of Skagit

I, undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this day of 4-4, 2024 personally appeared before me Rory Martin Kyle Beam to me known to be the individual described in and who executed the within instrument, and acknowledged that he (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

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

My Commission expires: 9-11-27

KYLE BEAM
Notary Public
State of Washington
Commission # 210008
My Comm. Expires Sep 11, 2027

EXHIBIT A (Parcel P15631)

The setback easement ("Easement") area shall be:

The area consisting of the rectangular section of property defined by four 90 degree corners, stretching from and between Point A of the easement on Parcel 15631 to point B of the Easement on Parcel 15631 to Point D of the Easement on Parcel 15632, and to Point C on the Easement on Parcel 15632, as defined below and shown on the attached Szurek/Wilcox site plan attached.

- 1) **Point A of the Easement:** That point is exactly on the southwest boundary line corner of Parcel 15631, as identified on the attached Wilcox/Szurek sitemap.
- 2) **Point B of the Easement:** That point is exactly on the southeast boundary line corner of Parcel 15631, as identified on the attached Wilcox/Szurek sitemap.
- 3) **Point C of the Easement:** That point lies 35 feet in a southerly direction from Point A of the Easement such that it forms a 90-degree angle from the southern border of Parcel 15631, as identified on the attached Wilcox/Szurek sitemap.
- 4) **Point D of the Easement:** That point lies 35 feet from Point B such that it forms a 90-degree angle from the south border of Parcel 15631, as identified on the attached Wilcox/Szurek sitemap.

