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09/26/2024 09:54 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Kathleen Wadland
17290 Golden View Avenue
La Conner, Washington 98257

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Barrow
DATE 9/25/24

DOCUMENT TITLE: SET BACK EASEMENT AND COVENANT
GRANTOR(S): Kathleen Wadland
GRANTEE(S): John F Valliere Douglass and Jennifer L Valliere Douglass
ABBREVIATED LEGAL: ALL OF LOT 6 AND THE NORTH 62.33 FEET OF LOT 5,
BLOCK 3, WAGNER'S HOPE ISLAND ADDITION, AS PER
PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 12,
RECORDS OF SKAGIT COUNTY, WASHINGTON.
ASSESSOR PARCEL / TAX ID NUMBER: P 70225/4036-003-006-0008

SET BACK EASEMENT AND COVENANT

THIS EASEMENT AND COVENANT is made by and between Kathleen Wadland (Grantor) and John F Valliere Douglass and Jennifer L Valliere Douglass (Grantees), for good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged, to correct an existing nonconforming set back and to provide the necessary setback for future development, over, under, and across that certain real property owned by Grantor within the area described in Exhibit A (the Easement Area) and depicted on Exhibit B, which are hereby incorporated by reference, together with all after acquired title of Grantor therein, subject to the terms and provisions set forth below. The effective date of this Easement shall be the date this Easement has been signed by the Grantor.

The Grantor hereby covenants not to construct or cause to be constructed any new improvements, expansion on existing improvements, or encroachments of any type over, under or across the Easement Area described in Exhibit A in perpetuity for the purpose of ensuring the required setback between existing improvements.

This easement and each of the terms, provisions, conditions and covenants herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Any covenant granted herein shall be a covenant running with the land.

Dated this 25 day of Sept, 2024.

By: Kathleen Wadland
Kathleen Wadland

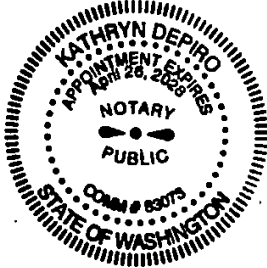
STATE OF WASHINGTON)

) ss.

COUNTY OF WHATCOM)

On this 25th day of September, 2024, before, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kathleen Wadland, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto given my hand and official seal this 25th day of September, 2024.



Kathryn Depiro
Notary Public in and for the State of Washington
Residing at LA Conner
My appointment expires 4/26/2028

EXHIBIT B

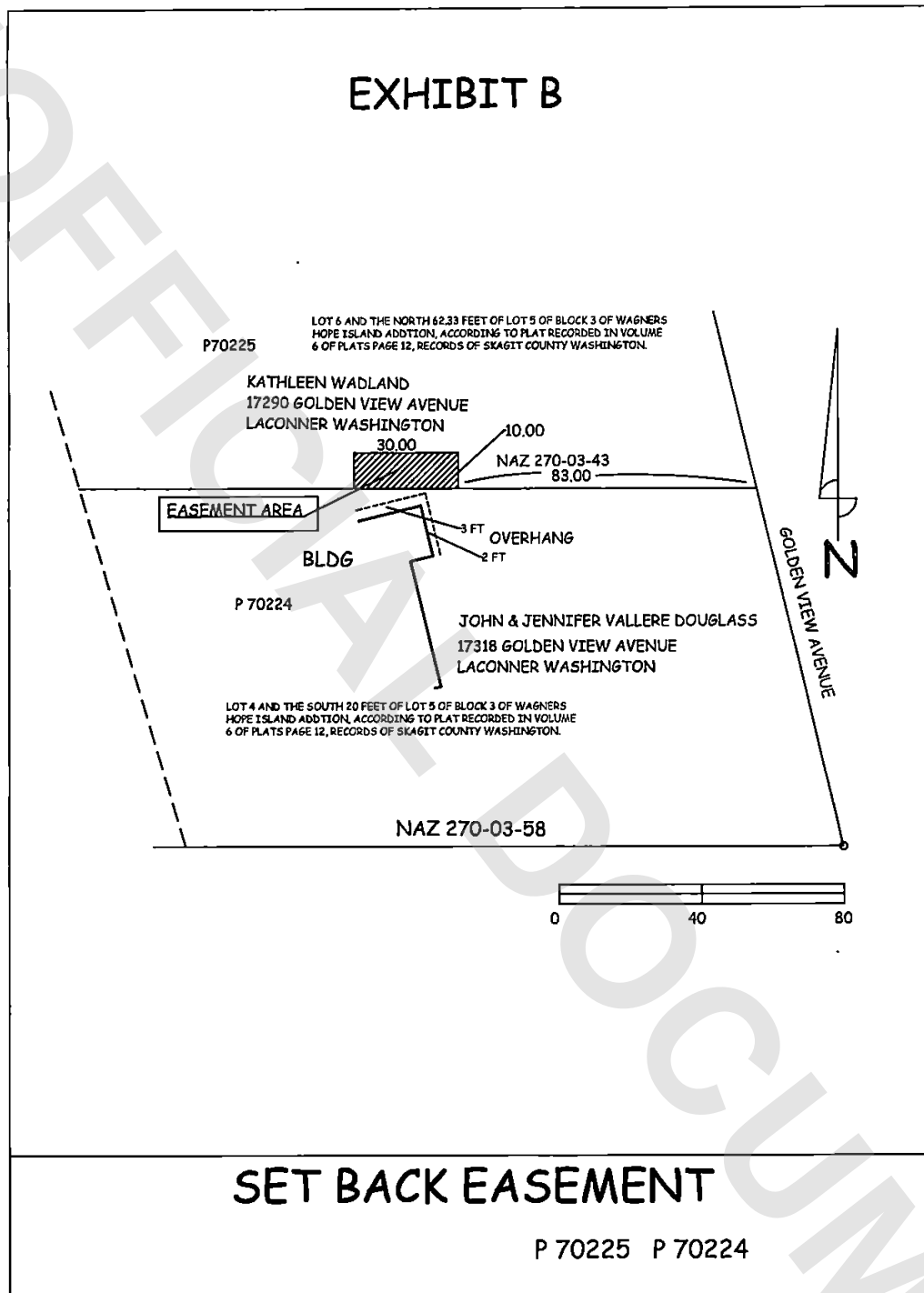


EXHIBIT A

COMMENCING AT THE SOUTHEAST CORNER OF THE FOLLOWING DESCRIBED PARCEL;

LOT 6 AND THE NORTH 62.33 FEET OF LOT 5 OF BLOCK 3 OF WAGNERS HOPE ISLAND ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 6 OF PLATS PAGE 12, RECORDS OF SKAGIT COUNTY WASHINGTON.

THENCE NORTH AZIMUTH 270 DEGREES 03 MINUTES 43 SECONDS ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 83.00 FEET TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE NORTH AZIMUTH 00 DEGREES 03 MINUTES 43 SECONDS FOR A DISTANCE OF 10 FEET; THENCE NORTH AZIMUTH 270 DEGREES 03 MINUTES 43 SECONDS FOR A DISTANCE OF 30.00 FEET ; THENCE NORTH AZIMUTH 180 DEGREES 03 MINUTES 43 SECONDS FOR A DISTANCE OF 10 FEET; THENCE NORTH AZIMUTH 90 DEGREES 03 MINUTES 43 SECONDS, ALONG THE SOUTH LINE OF SAID PARCEL, FOR A DISTANCE OF 30.00 FEET TO **THE TRUE POINT OF BEGINNING**.

THIS EASEMENT DESCRIPTION CONTAINS 300 SF MORE OR LESS.