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REVIEWED BY  
SKAGIT COUNTY TREASURER

DEPUTY

DATE

Lena Thompson2.5.25

## SETBACK EASEMENT

THIS INSTRUMENT, entered into to satisfy the Rural Intermediate (Zoning Dist) yard setback requirements of the Skagit County Code, Permit Number NA

## WITNESSETH:

WHEREAS, The Skagit County Codes requires a 25 foot rear (side or rear) yard setback; andWHEREAS, Section 14.16.810 (5) provides an exception from the rear (side or rear) setback requirement if an easement is provided along the West (N,S,E,W) lot line of the abutting lot, (sufficient enough to leave the minimum required building separation) of 25 feet;NOW THEREFORE, Jason Dvorak Grantor,  
hereby grants to Timothy and Olivia Fisher Grantee, an  
easement over the following described property: Parcel number P73326 Sec 19 Twn 34 Rng 02

(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 P73235 Sec 18 Twn 34 Rng 02

(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: 

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Grantor: Jason DvorakDate: 06.17.2020

STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT )

On this day personally appeared before me Jason Dvorak, 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 17 day of June, 2020Notary's Signature Linda M HollmanNotary Public in and for the State of Washington residing at Mount VernonMy Commission Expires 8.31.2020

last updated 02.23.16



## Exhibit A

(2.5071 ac) LOTS 7 THROUGH 13, INCLUSIVE, BLOCK 172, MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY ABUTTING SAID LOTS; ALSO TOGETHER WITH THE NORTH 1/2 OF VACATED SECOND STREET AND THE WEST 1/2 OF VACATED FIDALGO AVENUE ABUTTING SAID LOTS; LOTS 1 THROUGH 12, INCLUSIVE, AND LOTS 15 THROUGH 26, INCLUSIVE, BLOCK 191, OF MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON. ALSO TOGETHER WITH THE SOUTH 1/2 OF VACATED SECOND STREET AND THE EAST 1/2 OF VACATED CARLYLE AVENUE AND THE VACATED ALLEY IN BLOCK 191, OF SAID PLAT, ABUTTING SAID LOTS. EXCEPT THE WEST 1/2 OF VACATED FIDALGO AVENUE ADJOINING LOTS 7 THROUGH 13, INCLUSIVE, BLOCK 172, MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING THE EAST 50 FEET OF THE NORTH 232.50 FEET OF THAT PARCEL DELINEATED ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 201811200087, RECORDS OF SKAGIT COUNTY, WASHINGTON. ALSO EXCEPT FROM THE ABOVE THOSE PORTIONS OF LOTS 7 THROUGH 13, BLOCK 172, LOTS 1 THROUGH 12, BLOCK 191 AND VACATED SECOND AVENUE, ALL IN THE MAP OF FIDALGO CITY, SKAGIT COUNTY, WA AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT B OF BOUNDARY LINE ADJUSTMENT SURVEY APPROVED AUGUST 21, 2003 AND RECORDED AUGUST 21, 2003 UNDER AUDITOR'S FILE NO. 200308210049, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALSO BEING ON THE CENTERLINE OF VACATED FIRST AVENUE; THENCE NORTH 00-00-00 EAST ALONG THE WEST LINE OF SAID LOT B, BOUNDARY LINE ADJUSTMENT SURVEY, FOR A DISTANCE OF 82.50 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 12, BLOCK 191, MAP OF FIDALGO CITY, AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 90-00-00 WEST ALONG THE SOUTH LINE OF SAID LOT 12 FOR A DISTANCE OF 9.00 FEET; THENCE NORTH 0-55-52 EAST FOR A DISTANCE OF 234.00 FEET; THENCE SOUTH 90-00-00 WEST FOR A DISTANCE OF 6.00 FEET; THENCE NORTH 01-01-10 EAST FOR A DISTANCE OF 123.55 FEET, MORE OR LESS, TO THE CENTERLINE OF SAID VACATED SECOND AVENUE; THENCE SOUTH 90-00-00 WEST ALONG THE CENTERLINE OF SAID VACATED SECOND AVENUE FOR A DISTANCE OF 54.31 FEET; THENCE NORTH 00-00-00 EAST PARALLEL WITH THE WEST LINE OF SAID LOT B, BOUNDARY LINE ADJUSTMENT SURVEY FOR A DISTANCE OF 232.50 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 7, BLOCK 172, MAP OF FIDALGO CITY; THENCE NORTH 90-00-00 EAST ALONG SAID NORTH LINE OF LOT 7 FOR A DISTANCE OF 63.31 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 7, ALSO BEING THE WEST LINE OF SAID LOT B, BOUNDARY LINE ADJUSTMENT SURVEY, AT A POINT BEARING NORTH 00-00-00 EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 00-00-00 WEST ALONG SAID WEST LINE OF LOT B, BOUNDARY LINE ADJUSTMENT SURVEY FOR A DISTANCE OF 590.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. SURVEY ~~AF#202411010026~~

## Exhibit B

(1.6600 ac) LOTS 14 THROUGH 26, INCLUSIVE, BLOCK 172, MAP OF FIDALGO CITY, SKAGIT CO. WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THOSE PORTIONS OF VACATED ALLEY, SECOND STREET, THIRD STREET AND CARLISLE AVENUE, QUIETED IN FAVOR OF THE PLAINTIFFS IN SKAGIT COUNTY SUPERIOR COURT CASE NO. 93-2-00343-1, BY JUDGMENT DATED MAY 6, 1993.