



202507020055

07/02/2025 02:31 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

Return Address:

Carol L. Edward
51497 Concrete Sawk Valley Rd.
Concrete, WA 98237

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Cain Cress
DATE 7/02/2025

Document Title:

Setback Easement

Reference Number (if applicable): _____

Grantor(s): additional grantor names on page ____

- 1) Jesse Berger
- 2) Carol L. Edward

Grantee(s): additional grantor names on page ____

- 1) Jesse Berger
- 2) Carol L. Edward

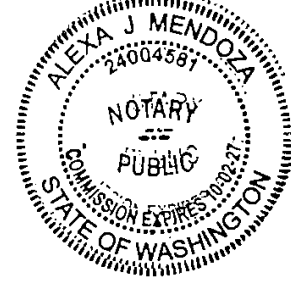
Abbreviated Legal Description: full legal on page(s) ____

W 466.7 Ft of N 933.4 Ft of SW 1/4 SE 1/4 L1 NLY
of Rd, T35 North, R9E, S34

Assessor Parcel /Tax ID Number: additional parcel numbers on page ____

P44999
P45000

Return to:
Jesse F. Berger
51497 Concrete Sauk Valley Rd
Concrete, WA 98237



SETBACK EASEMENT

THIS INSTRUMENT, entered into to satisfy the 50 (side or rear) yard setback requirements of the Skagit County Code,

WITNESSETH:

WHEREAS, The Skagit County Codes requires 50 foot Side (side or rear) yard setback; and

WHEREAS, Section 14.16.810 (5) provides and exception from the 50 foot setback requirement if an easement is provided along the East lot line of the abutting lot, (sufficient to leave the minimum required separation) of 50 feet

NOW THEREFORE, Jesse Berger, and Carol L. Edward, Grantor, hereby grants to Jesse Berger and Carol L. Edward, Grantee, an easement over the following described property: Parcel number 44999, herein called the "easement area", consisting of 480 square feet, to satisfy the Skagit County Code on the following described real property of the grantee: Parcel number 45000,

(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: For specific site of easement see attached site plan and legal description attached hereto as Exhibit A.

Grantor Jesse Berger Date: 6/27/2025

Grantor Carol Edward Date: 6/27/2025

State of Washington

County of Skagit

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 27th day of June, 2025, personally appeared before me Jesse Berger, and Carol L. Edward, to me known to be the individual(s) described in and who executed the within instrument, and acknowledged that she/he 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 Bellingham, WA

My Commission expires: 10/02/2027

Exhibit A

The Setback Easement ("Easement") area shall be:

The area consisting of the rectangular section of Property A (granting property P44999), defined by four - 90 degree corners, stretching from and between Point A of the Easement to Point B of the Easement to Point C of the Easement to Point D of the Easement on Parcel Number 44999 (the "Parcel"), thence back to Point A, as shown on the attached Site plan for Parcel Number 44999, and also shown on the attached Site plan for Parcel Number 45000.

Parcel P44999 (grantor) and P45000 (grantee) are located in Skagit County, Washington State.

Legal description for P44999: W 466.7 FT OF N 933.4 FT OF SW1/4 SE1/4 LY NLY OF RD, T35 North, R 9 E, S 34,

For purposes of this Easement, the terms above shall be defined as:

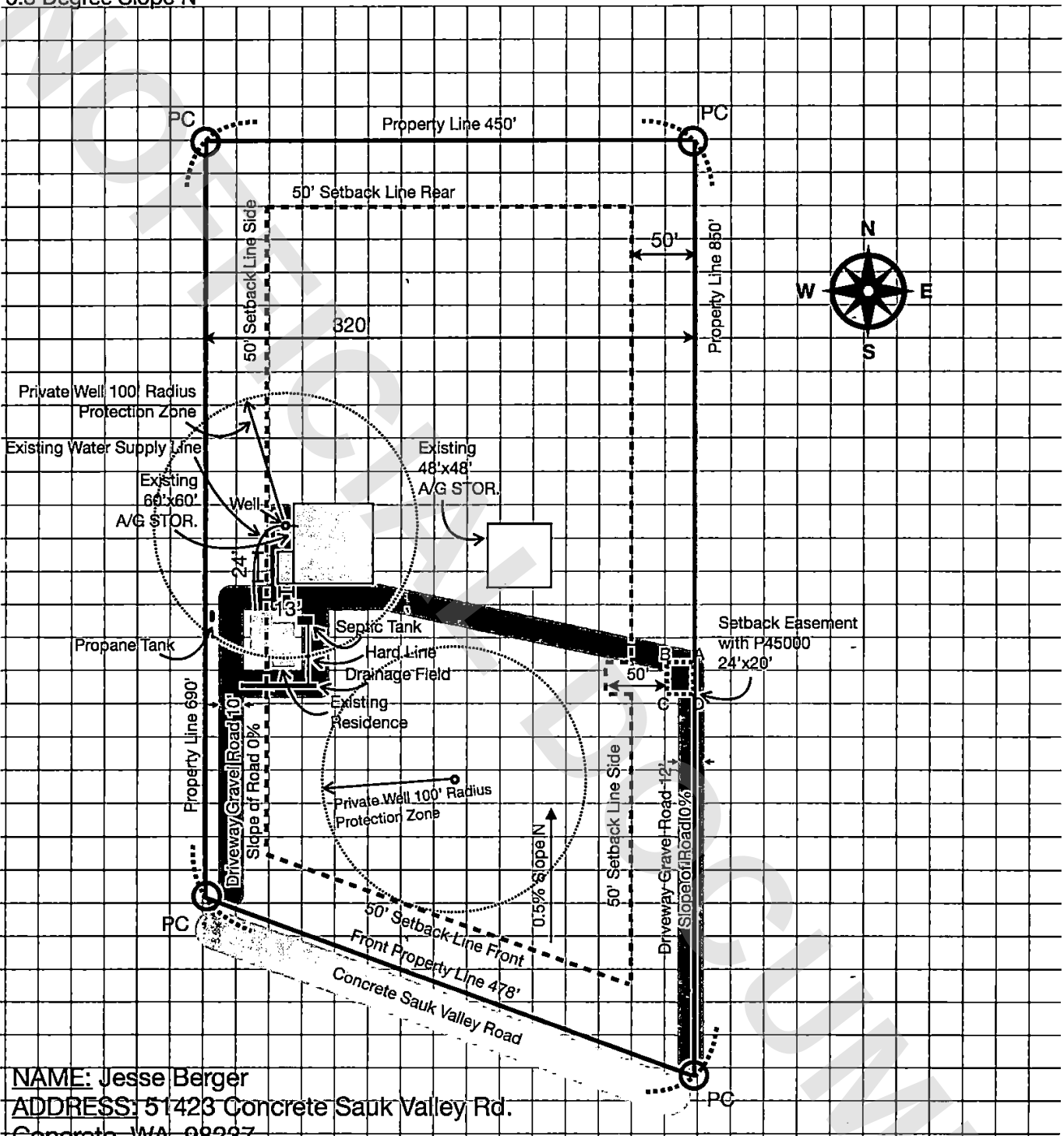
1. Point A: That point that is on the east boundary line between P 44999 and P 45000, four hundred fifty (450) feet north of the Southeast corner of Parcel P44999, as identified on the attached Site Plan,
2. Point B: That point that is exactly twenty (20) feet due west from Point A, as identified on the attached Site Plan,
3. Point C: That point that is exactly twenty four (24) feet due south of Point B, as identified on the attached Site Plan,
4. Point D: That point that is exactly twenty (20) feet due east of Point D, located on the boundary line between P44999 and P45000, and as identified on the attached Site Plan.

SITE PLAN P44999

Adjoining Right Parcel P45000 owned by Property Owner.

NOTES:

Direction of Slope
0.5 Degree Slope N



NAME: Jesse Berger
ADDRESS: 51423 Concrete Sauk Valley Rd.
 Concrete, WA. 98237
TAX ID: P44999 / 350934-4-001-0001
PHONE: 360-853-3287
DATE: 6/27/2025
SCALE: 1"=100'

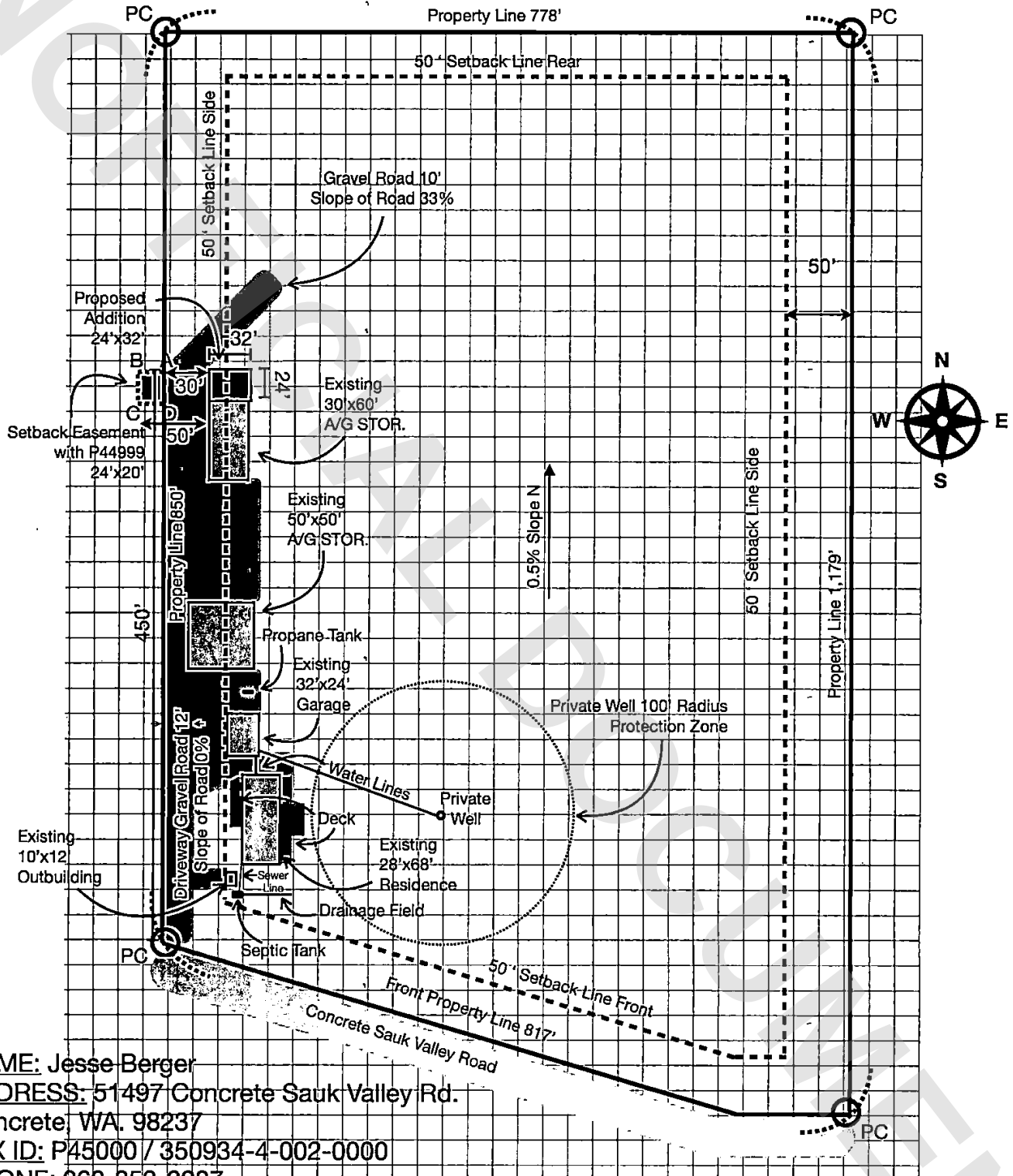
NOTES:

Direction of Slope

1.5 Degree Slope N

768 sq ft. New Impervious Surface

768 sq ft Total



NAME: Jesse Berger

ADDRESS: 51497 Concrete Sauk Valley Rd.

Concrete, WA. 98237

TAX ID: P45000 / 350934-4-002-0000

PHONE: 360-853-3287

DATE: 3/31/2025

SCALE: 1" = 100'