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03/31/2026 09:08 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

Return to:
Kelly and Joni Evans
16958 Penn Road
Mount Vernon, WA 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY [Signature]
DATE 3/31/2026

SETBACK EASEMENT

THIS INSTRUMENT, entered into to satisfy the side and 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 15 foot side yard setback; and

WHEREAS, Section 14.28.080 provides an exception from the rear and side setback requirement if an easement is provided along the side and rear lot line of the abutting lot, (sufficient to leave the minimum required separation) of 35 feet and 15 feet, respectively.

NOW THEREFORE, Scott A Morris and Brita L. Morris, Grantor, hereby grants to Evans Revocable Living Trust, Kelly R Evans, Trustee and Joni L Evans, Trustee, Grantee, an easement over the following described property: Parcel number P22684 S2S/T34N/R3E W.M.

herein called the "easement area", for rear and side yard purposes to satisfy the Skagit County Code on the following described real property of the grantee: Parcel number P22717

(For Full Legal Description of easement area, see Exhibit "A", and sketch 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 dominant lot.

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

Grantor [Signature]
Grantor [Signature]

Date 3/24/26
Date 3/24/26

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 24 day of MARCH, 2026 personally appeared before me SCOTT AND BRITA MORRIS 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,

Notary's Signature: [Signature] Printed Name: KEVIN LISSER

Residing at MOUNT VERNON, WA My Commission expires: 3-15-2030

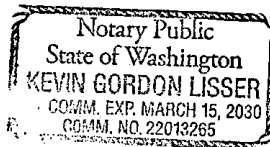


Exhibit "A"

Setback Easement

An easement for side and rear yard purposes for the benefit of Evans Revocable Living Trust (Skagit County Assessor's Parcel No. P-22717) over, under and across a portion of parcel owned by Scott A. Morris and Brita L. Morris, husband and wife, (Skagit County Assessor's Parcel No. P-22684), being in a portion of Government Lot 7 in Section 25, Township 34 North, Range 3 East, W.M. and being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 25, Township 34 North, Range 3 East, W.M., from which the Southwest corner of Section 25 bears North 89°57'31" West a distance of 2,660.47 feet;
thence from said South 1/4 corner, North 0°05'24" West for a distance of 20.00 feet to an angle point in the Northerly right-of-way margin of Calhoun Road;
thence North 89°46'44" East, along said Northerly right-of-way margin, for a distance of 224.32 feet, more or less, to the Southwest corner of that certain parcel conveyed to Deana R. Strom, a married woman, as her separate property, by Statutory Warranty deed recorded under Auditor's File No. 200706280155 and being the TRUE POINT OF BEGINNING;
thence North 0°13'16" West along the West line of said Strom parcel for a distance of 208.00 feet, to the Northwest corner thereof;
thence North 89°46'44" East, along the North line of said Strom parcel for a distance of 88.74 feet, more or less, to the Westerly right-of-way margin of Penn Road as shown on that certain Skagit County Public Works Department map titled Penn Road dated January 22, 1975;
thence North 32°13'15" West, along said Westerly right-of-way margin for a distance of 17.69 feet;
thence South 89°46'44" West for a distance of 114.37 feet;
thence South 0°13'16" East for a distance of 223.00 feet, more or less, to the Northerly right-of-way margin of Calhoun Road, at a point bearing South 89°46'44" West from the TRUE POINT OF BEGINNING;
thence North 89°46'44" East, along said Northerly margin of Calhoun Road, for a distance of 35.00 feet, more or less, to the TRUE POINT OF BEGINNING

EXCEPT dike, ditch and road right-of-ways, if any.

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

Situate in the County of Skagit, State of Washington.

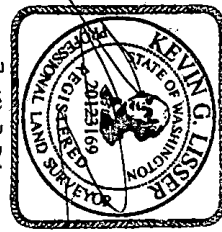
Containing 9,066 sq ft, 0.21 acres



EXHIBIT "B"

LOT 1
BLA AFN 201505010101

LOT 2



3-18-2226

SETBACK EASEMENT LINE
P-222684
MORRIS

N0°05'24"W
20.00'



589°57'31"E 2660.47'



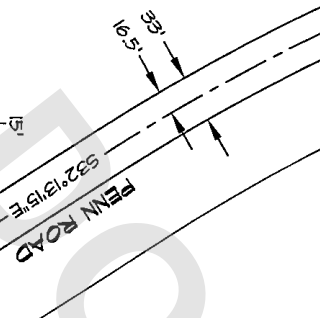
N89°46'44"E 224.32'

N89°46'44"E
208.00'

N89°46'44"E
208.00'



POB AFN 200706280155



LINE TABLE

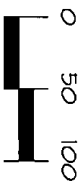
NUM	BEARING	DISTANCE
L1	N89°46'44"E	88.74'
L2	N32°13'15"W	17.69'
L3	S89°46'44"W	114.57'
L4	N0°13'16"W	223.00'
L5	N89°46'44"E	35.00'

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	121°59'54"	140.24'	65.86'
C2	100°17'37"	86.40'	44.36'

CENTERLINE OF ROAD ALIGNMENT PER COUNTY ROAD PLANS DATED 1/22/15 (HELD AS NEM ALIGNMENT)

RIGHT OF WAY PER AFN 95053 HELD FOR CALCULATION OF P-222717



SCALE: 1" = 100'
MERIDIAN: ASSUMED
DATE: 3/17/26
DMG: 26-033 ESMT

EXHIBIT MAP IN A PORTION OF GOVT LOT 7,
SECTION 25, T. 34 N., R. 3 E., W.M.,
SKAGIT COUNTY, WASHINGTON
FOR: KELLY AND JONI EVANS

LISSEY & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273
360-419-1442