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Shultz Law Offices
317 S. 2nd St. #101
Mt. Vernon, WA 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 06/01/2026

214726-LT

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 15 foot side (non-residential) (side or rear) yard setback, and 35 foot rear (residential and non-residential) ; and

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

NOW THEREFORE, Gerald E. Nelson and Jenny T. Nelson, Grantor, hereby grants to Ruth McGlauffin, her heirs and assigns, Grantee, an easement over the following described property: Parcel number P34660.

herein called the "easement area", for side and rear yard purposes to satisfy the Skagit County Code on the following described real property of the grantee: Parcel number P34660 and P34661

(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 Easement description shown on Exhibit B as well as sketch shown on Exhibit C.

Grantor: Gerald E. Nelson and Jenny T. Nelson

[Handwritten Signature]

Date 05/26/26

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 day of May 2026 personally appeared before me Gerald E. Nelson and Jenny T. Nelson 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.

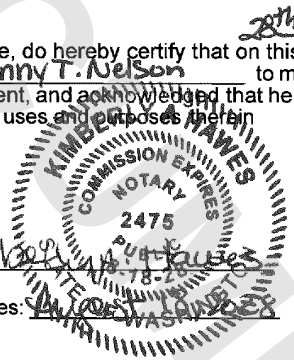
Notary Public in and for the State of Washington,

Notary's Signature: [Handwritten Signature]

Printed Name: Kimberly A. Hawes

Residing at Oak Harbor

My Commission expires: August 1, 2028



Abbreviated Legal: Ptns of the SE 1/4 of the NW 1/4 of Section 22, Township 35 Noth, Range 3 East, W.M

Exhibit "A"**Legal Description****Gerald E. Nelson and Jenny T. Nelson, a married couple**

The Southwest 1/4 of the Northwest 1/4 of Section 22, Township 35 North, Range 3 East, W.M.,
TOGETHER WITH the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 35 North,
Range 3 East, W.M.,

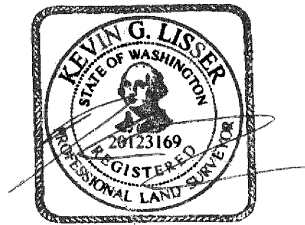
EXCEPT that portion being more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said
Section 22, from which the North 1/4 corner of said Section 22 bears North 2°04'53"
East;
thence North 88°13'14" West, along the North line of said subdivision for a distance of
20.00 feet, more or less, to the Westerly margin of Thomas Road;
thence South 2°04'53" West along said Westerly margin for a distance of 145.60 feet
to the TRUE POINT OF BEGINNING;
thence North 88°13'14" West for a distance of 214.18 feet;
thence South 2°04'53" West for a distance of 63.60 feet;
thence North 88°13'14" West for a distance of 43.74 feet;
thence South 2°04'53" West for a distance of 84.40 feet;
thence South 88°13'14" East for a distance of 42.93 feet;
thence South 02°04'53" West for a distance of 38.00 feet;
thence South 88°13'14" East for a distance of 215.00 feet, more or less, to said
Westerly margin of Thomas Road at a point bearing South 2°04'53" West from the
TRUE POINT OF BEGINNING;
thence North 2°04'53" East along said Westerly margin for a distance of 186.00 feet,
more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT roads.

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.



3-11-2026

Exhibit "B"**Setback Easement**

**Gerald E. Nelson and Jenny T. Nelson, a married couple
to Ruth McGlauffin, as her separate property**

A setback easement over, under and across portions of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 35 North, Range 3 East, W.M., being more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22, from which the North 1/4 corner of said Section 22 bears North 2°04'53" East;
thence North 88°13'14" West, along the North line of said Southeast 1/4 of the Northwest 1/4 for a distance of 20.00 feet, more or less, to the Westerly margin of Thomas Road;
thence South 2°04'53" West, along said Westerly margin for a distance of 145.60 feet to the TRUE POINT OF BEGINNING;
thence North 88°13'14" West for a distance of 214.18 feet;
thence South 2°04'53" West for a distance of 63.60 feet;
thence North 88°13'14" West for a distance of 43.74 feet;
thence South 2°04'53" West for a distance of 84.40 feet;
thence South 88°13'14" East for a distance of 42.93 feet;
thence South 2°04'53" West for a distance of 38.00 feet;
thence South 88°13'14" East for a distance of 215.00 feet, more or less, to said Westerly margin of Thomas Road;
thence South 02°04'53" West, along said margin for a distance of 13.00 feet;
thence North 88°13'14" West for a distance of 246.50 feet;
thence North 02°04'53" East for a distance of 44.00 feet;
thence North 88°13'14" West for a distance of 37.00 feet;
thence North 2°04'53" East for a distance of 100.00 feet;
thence South 88°13'14" East for a distance of 37.50 feet;
thence North 2°04'53" East for a distance of 67.00 feet;
thence South 88°13'14" East for a distance of 246.00 feet, more or less, to said Westerly margin of Thomas Road at a point bearing North 2°04'53" East from the TRUE POINT OF BEGINNING;
thence South 02°04'53" West, along said margin for a distance of 12.00 feet, more or less, to the TRUE POINT OF BEGINNING.

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

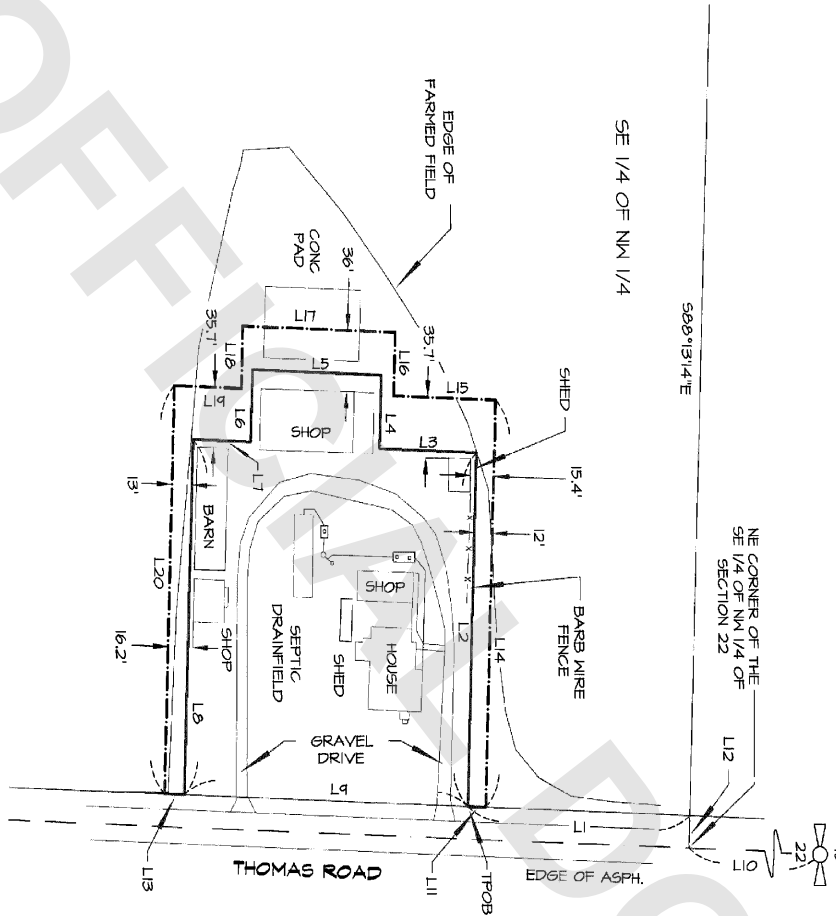
Situate in the County of Skagit, State of Washington.

Containing 12,116 sq ft, 0.28 acres



3-11-2026

EXHIBIT "C"
DETAIL OF SETBACK EASEMENT



LINE TABLE

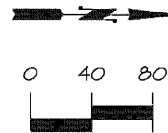
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S2°04'53"W	145.60'	L11	S2°04'53"W	12.00'
L2	N88°13'14"W	214.18'	L12	N88°13'14"W	20.00'
L3	S2°04'53"W	63.60'	L13	S2°04'53"W	13.00'
L4	N88°13'14"W	43.74'	L14	S88°13'14"E	246.00'
L5	S2°04'53"W	84.40'	L15	N2°04'53"E	67.00'
L6	S88°13'14"E	42.93'	L16	S88°13'14"E	37.50'
L7	S2°04'53"W	38.00'	L17	N2°04'53"E	100.00'
L8	S88°13'14"E	215.00'	L18	N88°13'14"W	37.00'
L9	S2°04'53"W	186.00'	L19	N2°04'53"E	44.00'
L10	N2°04'53"E	1331.12'	L20	N88°13'14"W	246.50'

FOR ADDITIONAL BOUNDARY AND SUBDIVISION INFORMATION
SEE RECORDED RECORD OF SURVEY MAP

BEING IN PORTIONS OF THE
SE 1/4 OF THE NW 1/4 OF
SECTION 22, T. 35 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: NORM NELSON, INC.



3-11-2026



SCALE: 1" = 80'
DATE: 3/11/26

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442