



201204060086
Skagit County Auditor

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 06 2012

Amount Paid \$
Skagit Co. Treasurer
By Wm Deputy

SETBACK EASEMENT

P105360-
14-34-3

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

WITNESSETH:

WHEREAS, The Skagit County Codes requires a 8 foot SIDE (side or rear) yard setback; and

WHEREAS, Section 14.16.810 (5) provides an exception from the SIDE (side or rear) setback requirement if an easement is provided along the SOUTH lot line of the abutting lot, sufficient to leave the minimum required building separation of 8 feet;

NOW THEREFORE, WALTER POPPE Grantor,
hereby grants to WILLIAM KRIEGER, Grantee, an
easement over the following described property:

(See Exhibit "A")

herein called the "easement area", for SIDE (side or rear) yard purposes to satisfy the Skagit County Code on the following described real property of the grantee:

(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:

Grantor:

Walter E Poppe

Date:

10-11-11

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Walter E. Poppe 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 11th day of October

Notary's Signature

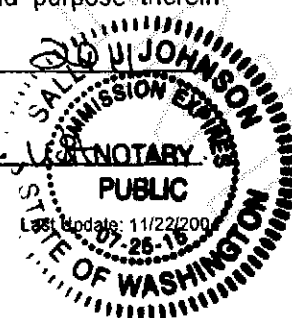
Sally Johnson

Notary Public in and for the State of Washington residing at

Mt. Vernon

My Commission Expires 7-25-15

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Setback Easement

Exhibit A

The North 4 feet of the South 18 feet of the following described Parcel A, which lies between the east and west corners of an existing shop located on Lot 15, Hall Place Second Addition, according to the plat thereof, recorded in Volume 15 of Plats, pages 63 and 64 extended northerly:

Parcel “: A”

The South 228 feet of the North 509.10 feet of the East 335 feet of the North 40 rods of the East 40 rods of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 34 North, Range 3 East, WM.

EXCEPT from the above described Parcel A the North 80 feet of the East 132.50 feet thereof. And

EXCEPT the East 20 feet thereof for Dunbar Road, and

EXCEPT ditch rights of way.

(Said Parcel A tract is also known as Tract C of Short Plat 24-72 as approved April 12, 1972)



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Setback Easement

Exhibit B

The south 14 feet of the following described Parcel A, which lies between the east and west boundary lines of Lot 15, Hall Place Second Addition, according to the plat thereof, recorded in Volume 15 of Plats, pages 63 and 64 extended northerly:

Parcel “: A”

The South 228 feet of the North 509.10 feet of the East 335 feet of the North 40 rods of the East 40 rods of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 34 North, Range 3 East, WM.

EXCEPT from the above described Parcel A the North 80 feet of the East 132.50 feet thereof. And

EXCEPT the East 20 feet thereof for Dunbar Road, and

EXCEPT ditch rights of way.

(Said Parcel A tract is also known as Tract C of Short Plat 24-72 as approved April 12, 1972)



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S/P 24-72

SETBACK
EASEMENT

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HALL PLACE 2nd ADD:
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