

When recorded return to:  
Colette Markham and Deidre Cleave



Skagit County Auditor \$75.00  
10/15/2013 Page 1 of 4 2:19PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 106534

**Statutory Warranty Deed**

106534-1

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS** Lawrence M. McKinnon and Michele McKinnon, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Colette Markham, a married woman as her separate estate and Deidre Cleave, a married woman as her separate estate** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Ptn. of Lots 1, 2, 3, & 5, Block 38, Town of Montborne (aka Lot B of Survey 200806030039)

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P74650, 4135-038-008-0002

Dated October 10, 2013

[Signature]  
Larry McKinnon

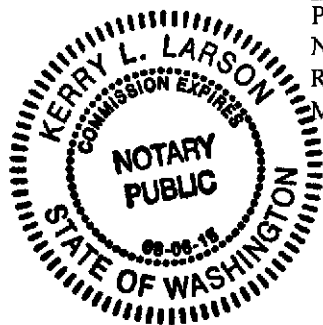
[Signature]  
Michele McKinnon

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Larry McKinnon and Michele McKinnon, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-14-13

[Signature]  
Printed Name: Kerry L. Larson  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 1-07-2015 8-06-2015



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20134177  
OCT 15 2013

Amount Paid \$1,605.<sup>22</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

## EXHIBIT A

### PARCEL "A":

Lot B of that Survey recorded June 3, 2008, under Skagit County Auditor's File No. 200806030039 (said survey being a revision of that Survey recorded under Skagit County Auditor's File No. 200207220164), said lot being a portion of Lots 1, 2, 3 and 5, Block 38, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

### PARCEL "B":

A non-exclusive easement for ingress and egress over the Northwest 15 feet of Lot A of that Survey recorded June 3, 2008, under Skagit County Auditor's File No. 200806030039 (said survey being a revision of that Survey recorded under Skagit County Auditor's File No. 200207220164), said lot being a portion of Lots 1, 2, 3 and 5, Block 38, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.



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Exhibit B

**EXCEPTIONS:**

A. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Surveys  
Recorded: July 22, 2002, May 27, 2008, June 3, 2008 and August 18, 2008  
Auditor's No.: 200207220164, 200805270166, 200806030039 and 200808180120

B. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: September 9, 2008  
Auditor's No.: 200809090107

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200103300163.



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CONCLUSIONS

- a. This application results from the Department of Planning and Community Development's requirement of a variance concerning the remodeling of a single family residence of Mr. McKinnon located at 1810-B Highway 9, Mount Vernon. The location of the house is admittedly a non-conforming use because of a setback requirement of 35' and an existing setback of 25'. The house is approximately 80 years old. Staff findings indicate that the remodel was less than 50% of the value of the existing residence.
- b. Skagit County Code 14.04.030(5) defines alteration as a change in the supporting bearing walls, columns, beams or girders. This definition is under the facts of this case the only definition that would fit into the remodeling project done and as proposed to be completed by Mr. McKinnon. There was no enlargement or extension as those terms are commonly understood.
- c. Based upon the evidence presented at the second hearing on March 6, 1992, and the analysis contained in the Hearing Examiner's letter of February 3, 1992, the Hearing Examiner concludes that the project does not constitute an enlargement, extension, or alteration as those terms are defined and apply to this case. Therefore, no variance is required.
- d. As an alternative the Examiner finds that if a variance had been required that special conditions particular to this structure exist in that the structure was placed in its location some 80 years ago and were not the result of the actions of the applicant. The testimony at both hearings indicated the 25' setback was in conformance with a number of structures in the area along Highway 9 and that denial of the variance would deprive Mr. McKinnon of rights commonly enjoyed by other structures in this district.

DECISION

The Hearing Examiner APPROVES the application for a Variance.

This decision shall become final fourteen (14) days from the date of this order unless appealed in accordance with Chapter 14.04.240 (16) of the Skagit County Code.

  
WILLIAM H. NIELSEN  
Skagit County Hearing Examiner Pro Tem

Date of Action: APRIL 2, 1992  
Copies Transmitted to Applicant: APRIL 2, 1992

Attachment: Staff Report and Findings  
C (with attachment): Applicant, Applicant File, Board of County Commissioners, Hearing Examiner



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