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05/26/2021 02:15 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

REVIEWED BY	
SKAGIT COUNTY TREASURER	
DEPUTY	<u>BL</u>
DATE	<u>5-26-21</u>

SETBACK EASEMENT AGREEMENT

Grantors: Larry Pinnow & Claire S. Pinnow, h/w

Grantees: David B. Shill & Karen G. Shill, h/w

Legal Description: ptn Lot 22, Shore Acres Add'n to Guemes Island

Additional Legal Description Located Below and on Page 2

Assessor's Property Tax Parcel or Account Nos.: P65946; P69159

Reference Nos of Documents Assigned or Released: N/A

THIS SETBACK EASEMENT AGREEMENT is made on 25 May, 2021, by Larry Pinnow & Claire S. Pinnow, h/w, Grantors, and David B. Shill & Karen G. Shill, h/w, Grantees.

Recitals

a. Grantors are the owners of the property bearing Skagit County, Wash. Auditor's File No. P69159, described as follows:

Lot 22, "SHORE ACRES ADDITION TO GUEMES ISLAND", as per the plat thereof recorded in Volume 7 of Plats, pages 90 and 91, records of Skagit County, Wash.

b. Grantees are the owners of the property bearing Skagit County, Wash. Auditor's File No. P65946, described as follows:

Lots 45 & 46, Block 4, "HOLIDAY HIDEAWAY, DIV. No. 1", as per the plat thereof recorded in Volume 8 of Plats, pages 36-42, records of Skagit County, Wash.

- c. A setback variance has been granted over Grantees' property, recorded under Skagit County AFN 200006190100, reducing the rear setback between Grantors' property and Grantees' property, from 25 feet to 15 feet.
- d. Grantees wish to add on to the residence located on their property, with a portion of their contemplated addition extending to within 10 feet of their North property line. Under Skagit County Code Section 14.16.810(5), a setback easement may be granted by the adjoining property owner in lieu of a variance further reducing the rear setback. Grantors are willing to provide such an easement.

Grant of Easement

1. Now, therefore, in consideration of an agreement to grant the easement as hereinafter set forth, and for no monetary consideration, Grantors hereby grant and convey to Grantees a perpetual non-exclusive easement for setback purposes over and across the portion of Grantor's property described as follows:

Beginning at the Southwesterly corner of the said Lot 22;

thence Easterly along the Southerly line of the said Lot 22 a distance of 175.00 feet to the true point of beginning;

thence Northerly parallel with the Easterly line of the said Lot 22 a distance of 5.00 feet;

thence Easterly parallel with the Southerly line of the said Lot 22 a distance of 66.00 feet;

thence Southerly parallel with the Easterly line of the said Lot 22 a distance of 5.00 feet;

thence Westerly along the Southerly line of the said Lot 22 to the point of beginning.

2. No structures shall be placed or located within the easement area, and all future setbacks will be measured from the easement lines as herein described and not the property lines adjacent to the easement.
3. This instrument is binding on the parties hereto and their respective heirs, successors and assigns. The provisions of this Agreement are to be construed as covenants running with the lands herein described.

4. A diagram showing the approximate area of the easement is attached hereto for illustrative purposes only.

WITNESS the hands of the parties:

Larry Pinnow
LARRY PINNOW

Claire E. Pinnow
CLAIRE E. PINNOW
S. *cl*

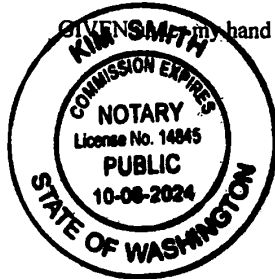
David B. Shill
DAVID B. SHILL

Karen G. Shill
KAREN G. SHILL

STATE OF WASHINGTON)
)
:SS
COUNTY OF SKAGIT)

On this day personally appeared before me Larry Pinnow, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25 day of may, 2021.

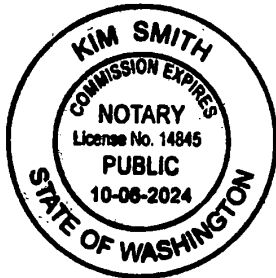


Kim Smith
NOTARY PUBLIC in and for the State of Washington, residing at
10011 Vernon
My commission expires: 10-6-2024
Name: *Kim Smith*

STATE OF WASHINGTON)
)
:SS
COUNTY OF SKAGIT)

On this day personally appeared before me Claire E. Pinnow, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

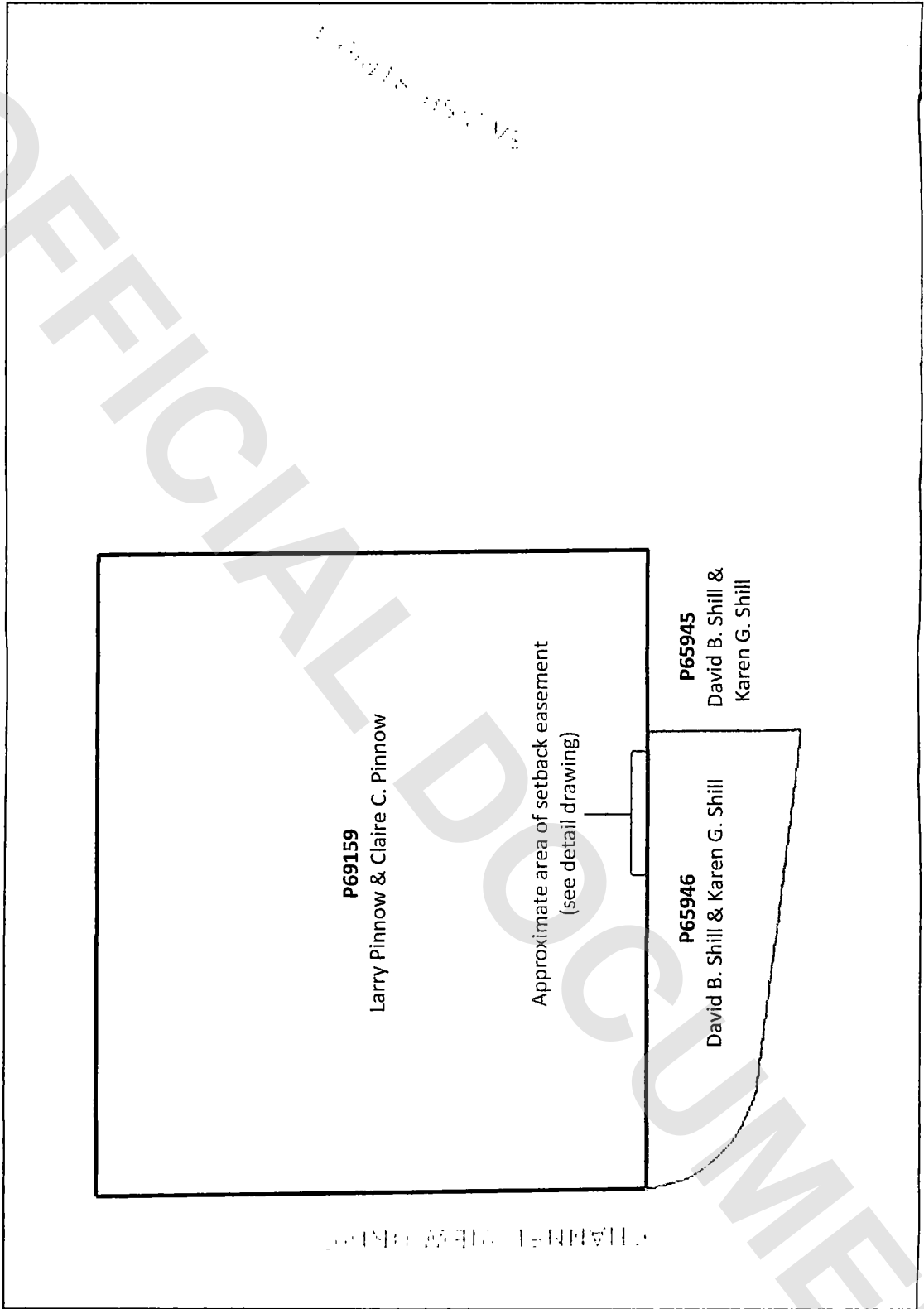
GIVEN under my hand and official seal this 25 day of may, 2021.

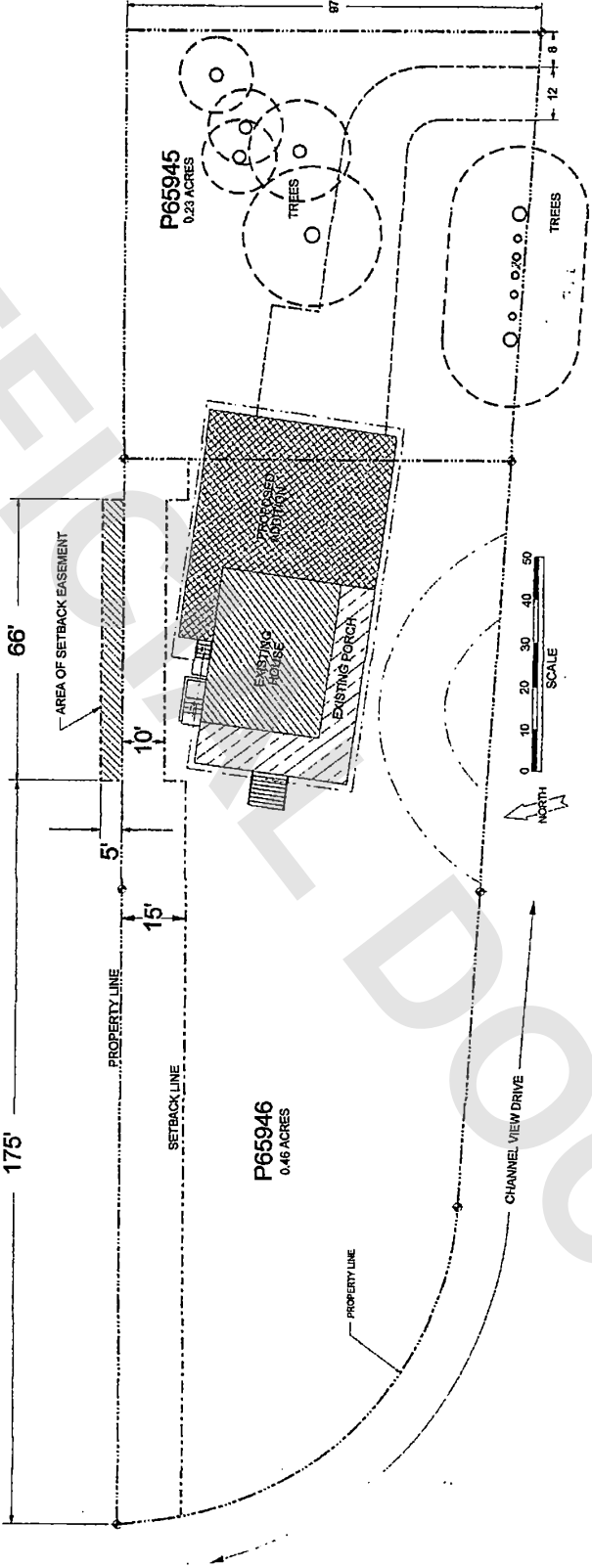


Kim Smith
NOTARY PUBLIC in and for the State of Washington, residing at
10011 Vernon
My commission expires: 10-6-2024
Name: *Kim Smith*

David B. Shill & Karen G. Shill
7243 Channel View Dr., Anacortes, WA 98221-9085
5/11/2021

PARCEL MAP with area of setback easement





SETBACK EASEMENT
P65946
7243 CHANNEL VIEW DR
DBS 5/11/21