

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 07/09/2024

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SETBACK EASEMENT AGREEMENT

Grantor: Stuart Van Buren

Grantee: James Crawford Miller

Legal Description: Lots 3 & 4, S/P 95-035

Assessor's Property Tax Parcel or Account Nos.: P131235; P131236

Reference Nos of Documents Assigned or Released: N/A

THIS SETBACK EASEMENT AGREEMENT is made by Stuart Van Buren, as his separate property if married, Grantor, and James Crawford Miller, as his separate property if married, to be effective on July 9th, 2024 or upon the closing of sale to Grantee of Lot 4 as hereinafter described, whichever occurs first. The consideration for this Agreement is the said property sale.

1. A setback easement is hereby imposed over the North 25 feet of Lot 3, Short Plat 95-035, approved October 26th, 2012 and recorded under Skagit County Auditor's File No. 201210290236, being a portion of the NE $\frac{1}{4}$ of Section 24, Township 36 North, Range 3 East, W.M. (Parcel No. P131235)
2. The said easement shall run with and be appurtenant to the following described real property:

Lot 4, Short Plat 95-035, approved October 26th, 2012 and recorded under Skagit County Auditor's File No. 201210290236, being a portion of the NE $\frac{1}{4}$ of Section 24, Township 36 North, Range 3 East, W.M. (Parcel No. P131236)

- 3. No structures shall be placed or located within the easement area, and all future setbacks will be measured from the easement line as herein described and not the property lines adjacent to the easement.
- 4. 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.
- 5. Any violation of the provisions of this instrument may be remedied by an appropriate legal and/or equitable action in the Skagit County Superior Court. The substantially prevailing party in such an action shall be awarded its reasonable attorney's fees, including fees incurred on appeal.
- 6. **Successors & Assigns.** 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.

Grantor:

Grantee:



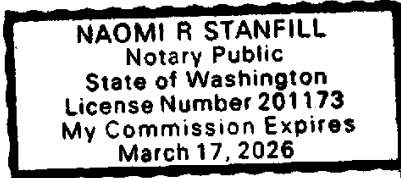
 STUART VAN BUREN

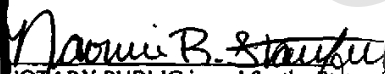
 JAMES CRAWFORD MILLER

STATE OF WASHINGTON)
)SS
 COUNTY OF SKAGIT)

On this day personally appeared before me Stuart Van Buren, 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 5th day of July, 2024.





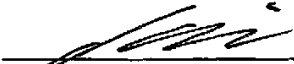
 NOTARY PUBLIC in and for the State of Washington, residing at
Scam Valley, WA
 My commission expires: 03-17-26
 Name: Naomi R. Stanfill

- 3. No structures shall be placed or located within the easement area, and all future setbacks will be measured from the easement line as herein described and not the property lines adjacent to the easement.
- 4. 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.
- 5. Any violation of the provisions of this instrument may be remedied by an appropriate legal and/or equitable action in the Skagit County Superior Court. The substantially prevailing party in such an action shall be awarded its reasonable attorney's fees, including fees incurred on appeal.
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Grantor:

Grantee:

STUART VAN BUREN



JAMES CRAWFORD MILLER

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

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GIVEN under my hand and official seal this ____ day of _____, 2024.

NOTARY PUBLIC in and for the State of Washington, residing at

My commission expires: _____
Name: _____

