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SETBACK EASEMENT

THIS INSTRUMENT, entered into to satisfy the _____ (Zoning Dist) yard setback requirements of the Skagit County Code, Permit Number _____

WITNESSETH:

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

WHEREAS, Section 14.16.810 (5) provides an exception from the _____ (side or rear) setback requirement if an easement is provided along the _____ (N,S,E,W) lot line of the abutting lot, (sufficient enough to leave the minimum required building separation) of _____ feet;

NOW THEREFORE, _____ Grantor, hereby grants to _____ Grantee, an easement over the following described property: Parcel number _____ Sec ____ Twn ____ Rng ____

(For Full Legal Description See Exhibit "A")

herein called the "easement area", for _____ (side or rear) yard purposes to satisfy the Skagit County Code on the following described real property of the grantee: Parcel number _____ Sec ____ Twn ____ Rng ____

(For Full Legal Description 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: _____ Date: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me _____, 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 ____ day of _____, _____

Notary's Signature _____

Notary Public in and for the State of Washington residing at _____

My Commission Expires _____