



201711150073

Skagit County Auditor  
11/15/2017 Page\$75.00  
1 of 2 11:54AM

When Recorded Return To:  
Joseph D Bowen, Attorney at Law P.S.  
401 S. 2<sup>nd</sup> Street  
Mount Vernon, WA

Grantor: DAMSKI PROPERTIES, LLC  
Grantee: KERRY RYE  
Burdened Property Address: 16425 Tree Frog Lane, Skagit County, WA  
Abbreviated Description: LOT 2 OF ISLAND VIEW COURT, RECORDED UNDER  
AF#200810080078, EXCEPT THAT PORTION OF LOT 2 IN BLFC LOCATED IN THE NORTHWEST  
1/4; BEING A PORTION OF LOT 4, SKAGIT COUNTY SHORT PLAT 97-0012 RECORDED AF#  
200007280006, LOCATED IN SW1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST  
Tax No. of Burdened Parcel: P127957

Benefited Parcel Address: 16441 TREE FROG LANE  
Abbreviated Description of Benefited Parcel: LOT 3 OF ISLAND VIEW COURT, RECORDED  
UNDER AF#200810080078, EXCEPT THAT PORTION OF LOT 1 IN BLFC LOCATED IN THE  
SW1/4; BEING A PORTION OF LOT 4, SKAGIT COUNTY SHORT PLAT 97-0012 RECORDED AF#  
200007280006, LOCATED IN NW1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST.  
Tax No. of Benefited Parcel: P127959

### VIEW EASEMENT DEED

#### 1. Burdened Parcel.

Grantor Damski Properties, LLC owner of the following described real property:

LOT 2 OF ISLAND VIEW COURT, RECORDED UNDER, AF#200810080078,  
EXCEPT THAT PORTION OF LOT 2 IN BLFC LOCATED IN THE NORTHWEST  
1/4; BEING A PORTION OF LOT 4, SKAGIT COUNTY SHORT PLAT 97-00012  
RECORDED AF# 200007280006, LOCATED IN SW1/4 OF SECTION 35, RANGE 3  
EAST

#### 2. Benefited Parcel.

Grantor now reserves and grants unto KERRY RYE and her assigns a perpetual, non-exclusive View Easement on the above-described parcel for the benefit of the adjoining property, which it also owns, and which is described as follows:

LOT 3 OF ISLAND VIEW COURT, RECORDED UNDER AF#200810080078,  
EXCEPT THAT PORTION OF LOT 1 IN BLFC LOCATED IN THE SW1/4; BEING A  
PORTION OF LOT 4, SKAGIT COUNTY SHORT PLAT 97-0012 RECORDED AF#  
200007280006, LOCATED IN NW1/4 OF SECTION 35, TOWNSHIP 36 NORTH,  
RANGE 3 EAST

The area of said View Easement is described as follows:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

EASEMENT  
NOV 15 2017

Amount Paid \$ /  
Skagit Co. Treasurer  
By HJB Deputy

The North 116 feet of Lot 2, PLAT OF ISLAND VIEW COURT, per plat recorded on October 8, 2008, under Auditor's File No. 200810080078, records of Skagit County, Washington, as measured parallel with the north line of said Lot 2.

Nothing located within this primary view easement shall exceed TEN (10) feet in height above grade as such shall exist on the date of execution of this deed. This shall include, but not be limited to, all structures, vegetation, landscaping, and/or other elements or features. Roof overhangs extending no more than two (2) feet, and their associated gutters and down spouts, shall be exempted from these restrictions.

WITNESS MY HAND THIS 15<sup>th</sup> day of November, 20 17.

DAMSKI PROPERTIES, LLC  
Grantor



By: Melvin Damski, its Manager

#### ACKNOWLEDGMENT

I certify that I know or have satisfactory proof that MELVIN DAMSKI appeared on the date set forth above; that he is the Manager of DAMSKI PROPERTIES, LLC, and that he executed this instrument on behalf of Grantor for the uses and purposes expressed herein.

  
NOTARY PUBLIC

State of WA

My Commission Expires 11/19/2018

