



201405210036

Skagit County Auditor
5/21/2014 Page 1 of 7 2:24PM \$78.00

Upon Recording, Please Return To:
Washington Recreation and Conservation Office
PO Box 40917
Olympia, WA 98504-0917
Attn: Marc Duboiski

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 21 2014

Amount Paid \$
Skagit Co. Treasurer
By *MB* Deputy

**DEED OF RIGHT TO USE LAND FOR
SALMON RECOVERY PURPOSES**

Grantor: Skagit Land Trust

Grantee: STATE OF WASHINGTON, acting by and through the WASHINGTON
STATE SALMON RECOVERY FUNDING BOARD and the WASHINGTON
STATE RECREATION AND CONSERVATION OFFICE, including any
successor agencies.

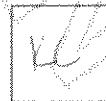
Abbreviated
Legal

Description: Ptn S 1/2 of SW 1/4, 14-35-5 E W. M. & Ptn NE 1/4 of NW 1/4 & Ptn GL 5, 23-35-5
E W. M. (More particularly described in Exhibit "A" (Legal Description), and
as depicted in Exhibit "B" (Property Map)),

Assessor's Property Tax Parcel Number(s): 39088, 40135, 40116

Reference Numbers of Documents Assigned or Released:

The Grantor enters this Deed for and in consideration of monies coming in whole or in part from
the State Building and Construction Account-Salmon Recovery Funding Board and Puget Sound
Acquisition and Restoration Account. Such grant is made pursuant to the Project Agreement

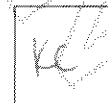


entered into between the Grantor and the Grantee entitled Skagit Tier 1 and Tier 2 Floodplain Acquisition, Project Number 11-1683C signed by the Grantor on the 15 day of March, 2012 and the Grantee the 26 day of March, 2012, and supporting materials which are on file with the Grantor and the Grantee in connection with the Project Agreement.

The Grantor hereby conveys and grants to the Grantee as the representative of the people of the State, the right to enforce the following duties: The Grantor shall take such reasonable and feasible measures as are necessary to protect the Real Property as described in Exhibit A: Legal Description, in perpetuity. Such measures shall be consistent with the purposes in the Project Agreement, including protecting, preserving, restoring and/or enhancing the habitat functions on the Real Property, which includes riparian and floodplain habitat. This habitat supports or may support priority species or groups of species including but not limited to Chinook.

1. The Grantor shall allow public access to the Property as provided in the Project Agreement. Such access shall be subject to the restrictions allowed under the Project Agreement, by written agreement with the Grantee, or under state law. This provision is not intended to prevent reasonable access or use restrictions that are necessary for safe and effective management of the property consistent with salmon recovery purposes and the Project Agreement.
2. The Grantor shall allow access by the Grantee to inspect the Real Property for compliance with the terms of this Deed and the applicable Project Agreement to which the Grantor is a signatory. Such access shall be subject to the restrictions, if any, allowed under the Project Agreement, by written agreement with the Grantee, or under state law. The Grantor warrants it has and shall maintain the legal right and means to reach the property.
3. Without prior written consent by the Grantee or its successors, through an amendment to the Project Agreement or the process set forth below, the Grantor shall not use or allow any use of the Real Property (including any part of it) that is inconsistent with the salmon recovery purposes herein granted and as stated in the Project Agreement. The Grantor shall also not grant or suffer the creation of any property interest that is inconsistent with the salmon recovery purposes herein granted and as stated in the Project Agreement.

Grantee's consent to an inconsistent use or property interest under this Deed shall be granted only to the extent permitted by law and upon the following three conditions, which ensure the substitution of other eligible land. The conditions are: (1) the substitute salmon recovery land must be of reasonably equivalent habitat qualities, characteristics and location for the salmon recovery purposes as the Real Property prior to any inconsistent use; (2) the substitute salmon recovery land must be of at least equal fair market value to the Real Property at the time of Grantee's consent to the inconsistent use; and (3) the fair market value of the Real Property at the time of



the Grantee's consent to the inconsistent use shall not take into consideration any encumbrances imposed on or alterations made to that land as a result of the original state grant and other grants if such encumbrances or alterations reduce the value of the Real Property from what it would be without them.

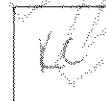
For purposes of this Deed, the Project Agreement includes any amendments thereto that occurred prior to or may occur subsequent to the execution of this Deed.

This Deed contains covenants running with the land and shall be binding upon the Grantor, its successors and assigns, and upon any person acquiring the Property, or any portion thereof, or any interest therein, including a leasehold interest, whether by operation of law or otherwise. If the Grantor sells all or any portion of its interest, the new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be subject to applicable covenants and requirements under the Deed.

This Deed may not be removed or altered from the Real Property unless specific approval has been granted by the Washington State Recreation and Conservation Office and/or the Washington State Salmon Recovery Funding Board or its successors.

The Washington State Recreation and Conservation Office and the Salmon Recovery Funding Board and/or its successors shall each have a separate and independent right to enforce the terms of this Deed.

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GRANTOR:

SKAGIT LAND TRUST

By: _____

Name: Brenda Cunningham

Title: President, Board of Directors of Skagit Land Trust

Dated this 16 day of May, 2014

STATE OF WASHINGTON)

) ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Brenda Cunningham is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledge it as the President for the Sponsor, Skagit Land Trust and to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

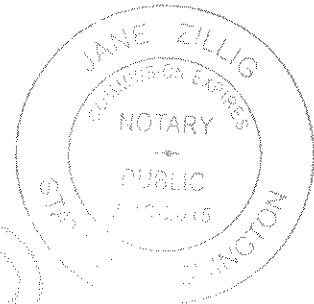
Dated: May 16, 2014

Signed: [Signature]

Notary Public in and for the State of Washington,

residing in 20020 Woodway WA

My commission expires 3-10-15



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GRANTEE:

STATE OF WASHINGTON, acting by and through THE SALMON RECOVERY FUNDING BOARD, administered by the RECREATION AND CONSERVATION OFFICE

By: Kateen Cottingham

Name: Kateen Cottingham

Title: Director

Dated this 7th day of May, 2014

STATE OF WASHINGTON)

COUNTY OF Thurston) ss

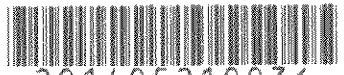
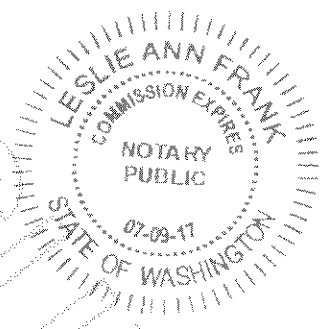
I certify that I know or have satisfactory evidence that Kateen Cottingham is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledge it as the Director for the Recreation and Conservation Office and to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 7 2014

Signed: Leslie Ann Frank

Notary Public in and for the State of Washington, residing in Thurston County

My commission expires 7-9-17



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EXHIBIT A
Legal Description

PARCEL "A"

That portion of the West 38 rods (627 feet) of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 35 North, Range 5 East, W.M., lying South of the County Road.

TOGETHER WITH that portion of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14 lying South of the County Road.

EXCEPT the West 20 feet of said East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, and

EXCEPT the following described tract:

Beginning at a point 55 feet East of the point where the South line of said County Road intersects the East line of the West 20 feet of the said East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence West, along said South line a distance of 55 feet;
thence South a distance of 35 feet,
thence Northeasterly 65 feet, more or less, to the point of beginning.

PARCEL "B":

The South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; the East 20 feet of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; and Government Lot 5, all in Section 23, Township 35 North, Range 5 East, W.M.

EXCEPT that portion of said Government Lot 5 described as follows:

Beginning at the Southwest corner of said Government Lot 5;
thence Northerly, along the West line thereof, a distance of 23.33 feet,
thence Southeasterly a distance of 33.0 feet to the South line of said Government Lot 5,
thence Westerly along said South line to the point of beginning.

Situate in the County of Skagit, State of Washington



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**EXHIBIT B
Property Map**

**Skagit Tier 1 & Tier 2 Floodplain Acquisition
Project Number 11-1683C
Sponsor - Skagit Land Trust**

Map prepared on 4/29/14

