



201410210052

Skagit County Auditor 10/21/2014 Page 1 of 4 3:26PM \$75.00

RETURN TO:

Skagit Land Trust
P. O. Box 1017
Mt. Vernon, WA 98273

Document Title: Notice of Grant

Grantee: Public

Filed: Skagit Land Trust

Brief Legal Description: Pin S 1/2 of SW 1/4, 14-34-4 E (Aka Tr. 4, SP #29-87)

Assessor's Tax Parcel and ID No: P24744/340414-3-008-0006

Notice of Grant

Skagit Land Trust, a Washington not for profit corporation, acquired a certain real property, hereinafter referred to as the "Property," located in Skagit County, State of Washington, by Statutory Warranty Deed, dated July 10, 2014 and recorded under Skagit County Auditor's File Number 201407100022, more particularly described in Exhibit A (Legal Description) attached hereto and made part hereof.

Skagit Land Trust acquired the Property partially with North American Wetland Conservation Act ("NAWCA") funds pursuant to a Grant Agreement between the U.S. Fish and Wildlife Service and Skagit Land Trust ("Barney Lake Expansion, WA"), dated July 1, 2014, Agreement Number F14AP00517, hereinafter referred to as "Grant Agreement" a copy of which is kept at the Division of Bird Habitat Conservation (DBHC), U.S. Fish and Wildlife Service, 1849 C Street, NW, Washington, DC 20240 and at the office of Skagit Land Trust at 1020 South Third Street, Mount Vernon, WA 98273.

The Property was conserved in order to permanently protect this biologically diverse 15 acre wetland and wetland associated habitat for the benefit of waterfowl, migratory birds and other fish, wildlife and plant species/communities, and to expand Skagit Land Trust's Barney Lake Conservation Area. The Barney Lake Conservation area is one of the most important areas in this region for migrating and wintering waterfowl and shorebirds.

Skagit Land Trust hereby agrees to be bound by the terms of the Grant Agreement as they relate to the Property, including the obligation to ensure the long term conservation of the Property and to obtain the consent of the U.S. Fish and Wildlife Service DBHC prior to the conveyance or encumbrance of any interest therein. If any interest is converted, sold, conveyed, or otherwise encumbered, an attributable share may be owed to DBHC.

A portion of the funds Skagit Land Trust used to acquire the Property were donated by the Seattle Audubon Society, a nonprofit Washington corporation, through its Martin Miller Fund. As stated above, the purposes of the acquisition include the permanent protection of the wildlife habitat value of the Property. In the event those purposes can no longer be fulfilled, and the Property is sold, for non-conservation purposes, without permanent protections for the wildlife habitat value of the Property, no less than eighteen and two-tenths percent (18.2%) of the sale price of the Property shall be used to acquire other wildlife habitat that will be permanently protected. This percentage equals the amount contributed by Seattle Audubon Society's Martin Miller Fund divided by the total purchase price paid by Skagit Land Trust for the Property.

The terms of this Notice shall be binding upon Skagit Land Trust and its designees and successors.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument this 20th day of October, 2014.

Filer: Skagit Land Trust

By: Sara Young, Vice President

Attestation:

Ron Feld, Secretary



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Skagit County Auditor

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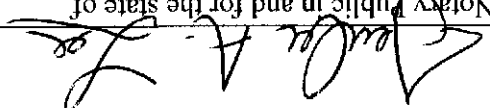
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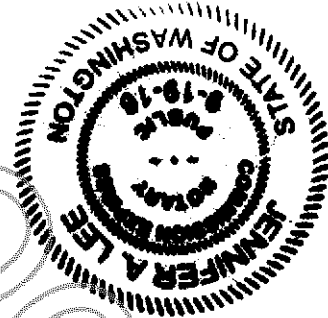
STATE OF WASHINGTON
COUNTY OF SKAGIT

)
) ss.
)

On this 20th day of October, 2014, before me, a Notary Public in and for the State of Washington, personally appeared Sara Young, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be their free and voluntary acts and deeds for the uses and purposes mentioned in the instrument.

Given under my hand and official seal the day and year last above written.


Notary Public in and for the state of
Washington, residing at Mount Vernon
My commission expires: 9/19/2016
Printed Name: Jennifer A. Lee



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Exhibit A
Legal Description

143477-0

Schedule "A-1"

DESCRIPTION:

Tract 4, Short Plat No. 29-87, approved February 12, 1988, recorded February 12, 1988 in Book 8 of Short Plats, page 23, under Auditor's File No. 8802120024 and being a portion of the South 1/2 of the Southwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M.

TOGETHER WITH that portion of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point opposite Highway Engineer's Station 257+89.52 on the SR 538 Line Survey of SR 538, Monte Vista Drive Vicinity to Jct. SR 9, and 79.90 feet Northerly there from, which point is on the Southerly line of Tract 4, Short Plat No. 29-87, approved February 12, 1988, and recorded February 12, 1988 in Book 8 of Short Plats, page 23, under Auditor's File No. 8802120024;

thence Northeasterly to a point opposite Highway Engineer's Station 258+76.02 on said SR 538 Line Survey and 90.80 feet Northerly there from;

thence Northeasterly to a point opposite Highway Engineer's Station 259+46.43 on said SR 538 Line Survey and 165.12 feet Northerly there from, which point is on the Southeasterly line of said Tract 4;

thence Southwesterly along the Southeasterly and Southerly line of said Tract 4 to the point of beginning.

ALSO TOGETHER WITH that portion of the 15 foot wide strip of land conveyed to the Northern Pacific Railway Company in deed recorded under Skagit County Auditor's File No. 109368 and described in that Decree of Quiet Title filed on July 18, 1996, under Skagit County Superior Court Cause No. 95-2-01273-9 which lies adjacent to said Tract 4.

Situate in the County of Skagit, State of Washington

