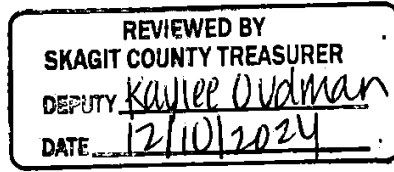




202412100055

12/10/2024 02:17 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor



PROTECTED CRITICAL AREA EASEMENT (PCAE)

In consideration of Skagit County Code (SCC) 14.24.090, requirements for recording of protected critical area easements (PCAE), for areas included under PL21-0560, and mutual benefits herein, James A. Cook & Terri E Cook, Husband and Wife, and Leader Lake, LLC, hereafter referred to as Grantor(s), does hereby grant, convey and warrant to Skagit County, a political subdivision of the State of Washington, a non-exclusive perpetual easement establishing a PCAE over, along and across those portions of the project, denoted as Protected Critical Area Easement and described on the attached legal description, together with the right of ingress and egress to and from this easement for the purpose of monitoring and enforcing proper operation and maintenance of the PCAE described herein.

The easement is granted to and conditioned upon the following terms, conditions and covenants:

- 1. The PCAE legal description is as follows (or noted if attached):

Protected Critical Area, as shown on Skagit County Plat No. PL21-0560, approved NW 27, 2024 and recorded Dec 10, 2024 under Skagit County Auditor's File No. 202412100057, records of Skagit County, Washington, being in a portion of the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 06, Township 33 N, Range 05 E, W.M. Parcel # P74601 and P74603.

- 2. Grantor(s) shall hereafter be responsible for maintaining and repairing PCAE areas as described herein and is hereby required to leave PCAE areas undisturbed in a natural state. "With the exception of activities identified as Allowed without Standard review under SCC 14.24.070, any land-use activity that can impair the functions and values of critical areas or their buffers through a development activity or by disturbance of the soil or water, and/or by removal of, or damage to, existing vegetation shall require critical areas review and written authorization pursuant to SCC 14.24." (SCC 14.24.060). No clearing, grading, filling, logging or removal of woody material, building, construction or road construction of any kind, planting of non-native vegetation or grazing of livestock is allowed within the PCAE areas except as specifically permitted by Skagit County on a case-by-case basis consistent with SCC 14.24.
- 3. Grantor(s) and Skagit County agree to the following special conditions requested by the Grantor(s) or required as part of mitigation pursuant to SCC 14.24.

- i. Grantor retains the right to mow the reed canary grass to prevent the spread of invasive vegetation.
- 4. Grantor(s) retains the right to use and possession of the real property over which the easement is granted to the extent permitted by Skagit County as low impact uses and activities which are consistent with the purpose and function of the PCAE and do not detract from its integrity may be permitted within the PCAE depending on the sensitivity of the habitat involved. Examples of uses and activities which may be permitted in appropriate cases, with prior County written approval separate from this agreement, include pedestrian trails, viewing platforms, and utility easements. Provided further that the grantor agrees not to interfere with, obstruct or endanger Skagit County's use of the easement.
- 5. Should any human disturbance of the PCAE occur, the fee owners shall have the obligation to restore and return the affected area to its natural state immediately, under the provisions of a County approved mitigation plan.
- 6. The parties recognize that this easement is created, granted and accepted for the benefit of the inherent natural functions provided by the PCAE, but shall not be construed to provide open or common space for owners within the project or members of the public. By acceptance of the easement for the purposes described, Skagit County does not accept or assume any liability of acts or omissions of the fee owners, his or her invitees, licenses or other third parties within the easement area. Grantor(s) hold Skagit County harmless from any damage or injury to any property or person by any person entering the easement area not expressly authorized to do so by Skagit County.
- 7. Grantor(s) agrees that this easement shall run with the land and that the rights and obligations of Grantor(s) and Skagit County shall inure to the benefit of each and shall be binding upon their respective heirs, successors and assigns.
- 8. Grantor(s) covenants that they own the property legally described herein and has lawful right to convey the interest in the property to Skagit County for the benefit of the public forever.

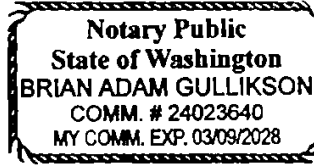
By: TERRI E. COOK DATED this 25 day of NOVEMBER, 2024.

By: Jordan Tumm DATED this 25 day of NOVEMBER, 2024.

By: [Signature] DATED this 25 day of NOVEMBER, 2024.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)
 ss.)
COUNTY OF SKAGIT)



On this day personally appeared before me SHANE & JORDAN TURNER, 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 the 25 day of NOVEMBER, 2024.

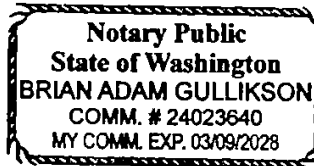
Brian Gullikson

NOTARY PUBLIC in and for the State of Washington residing at

My Commission Expires: 3/9/2028

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)
 ss.)
COUNTY OF SKAGIT)



On this day personally appeared before me TERRI E. COOK, known to be the individual(s) described in and who executed the within and foregoing instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of James A. Cook, 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 the 25 day of NOVEMBER, 2024.

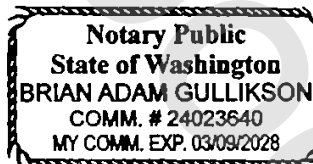
Brian Gullikson

NOTARY PUBLIC in and for the State of Washington residing at

My Commission Expires: 3/9/2028

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)
 ss.)
COUNTY OF SKAGIT)



On this day personally appeared before me TERRI E. COOK, known to be the individual(s) described in and who executed the within and foregoing instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Authorized Agent of Leader Lake, LLC, 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 the 25 day of NOVEMBER, 2024.

Brian Gullikson

NOTARY PUBLIC in and for the State of Washington residing at

My Commission Expires: 3/9/2028