

After Recording Return To:

Cavanaugh Vistas, LLC  
35135 Lucky Lane  
Mount Vernon, Washington 98274



200708150162  
Skagit County Auditor

8/15/2007 Page 1 of 3 2:33PM

PROTECTED CRITICAL AREA EASEMENT (PCA)

GRANTORS: CAVANAUGH VISTAS, LLC, a Washington limited liability company

GRANTEES: ~~CAVANAUGH VISTAS, LLC, a Washington limited liability company~~

Legal Description: Lots 1, 2 & 3 Skagit County Short Plat SP 06-0514

Abbreviated Form: Lots 1, 2 & 3 Skagit County Short Plat SP 06-0514

Additional on Page:

Assessor's Tax Parcel Nos: Pl 4020 (parent parcel)

**THIS AGREEMENT** (the "Agreement") is made by and between the undersigned Grantor, CAVANAUGH VISTAS, LLC, a Washington limited liability company ("Cavanaugh") and SKAGIT COUNTY, a political subdivision of the State of Washington. ("Grantee").

In consideration of Skagit County Code (SCC) 14.24.170, requirements for recording of protected critical area easements (PCA), for areas included under Skagit County Short Plat 06-0514, and mutual benefits herein, Grantor(s), project, does hereby grant, convey and warrant to Skagit County, a political subdivision of the State of Washington, a non-exclusive perpetual easement establishing a PCA 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 PCA described herein.

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

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

Protected Critical Area, as shown on Skagit County Short Plat No. 06-0514, approved 8/14, 2007 and recorded 8/15, 2007 under Skagit County Auditor's File No. 200708150159, records of Skagit County, Washington, being a portion of the SE ¼ of the SW ¼ of Section 25, Township 33N, Range 6E, W.M.

2. Grantor(s) shall hereafter be responsible for maintaining and repairing PCA areas as described herein and is hereby required to leave PCA areas undisturbed in a natural state. With the exception of activities identified as Allowed without Standard review under SCC 14.24.100, and 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 PCA areas except as specifically permitted by Skagit County on a case-by-case basis consistent with SCC 14.24.
3. 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 PCA and do not detract from its integrity may be permitted with the PCA 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, stormwater management facilities and utility easements. Provided further that the grantor agrees not to interfere with, obstruct or endanger Skagit County's use of the easement.
4. Should any human disturbance of the PCA 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.
5. The parties recognize that this easement is created, granted and accepted for the benefit of the inherent natural functions provided by the PCA, 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.
6. 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.



