



201002090004

Skagit County Auditor

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DOCUMENT TITLE:

Protected Critical Area Easement (PCA)

REFERENCE NUMBER:

GRANTOR(S):

1. Windward Development Services, Inc.
- 2.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 09 2010

GRANTEE(S):

1. Skagit County
- 2.

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

ABBREVIATED LEGAL DESCRIPTION:

Skagit County Long Plat PL07-0489
NE ¼ of Section 23, Township 34 North, Range 4 East, W.M.

ASSESSOR PARCEL / TAX ID NUMBER:

P27647
P27611
P27604
P27650

PROTECTED CRITICAL AREA EASEMENT (PCA)

In consideration of Skagit County Code (SCC) 14.24.170, requirements for recording of protected critical area easements (PCA), for areas included under PL.07-0489, 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, over a portion of Lot 15, as shown on Plat of Creekside Meadows, PL07-0489, approved 2.9.10 and recorded 2.9.10, under Skagit County Auditor's File No. 201002090002, records of Skagit County, Washington, being in a portion of NE 1/4 of Section 23, Township 34 North, Range 4 East, 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. No clearing, grading, filling, logging or removal of woody material, building, construction or road construction of any kind or planting of non-native vegetation within the PCA areas except as specially 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.
 - a. _____
 - b. _____
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 PCA and do not detract from its integrity



