



201003230073

Skagit County Auditor

3/23/2010 Page 1 of 2 2:38PM

## 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 PL06-0668 Tract 1, Tract 2 OSPA, Tract A, Tract B & Tract C, Tract D 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.

*Grantor: Challenger Ridge Estates LLC.*

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. PL06-0668, approved March 16, 2010 and recorded March 23, 2010 in Volume        of Short Plats, Pages       , under Skagit County Auditor's File No. 201003230071, records of Skagit County, Washington, being in a portion of the NE 1/4 of Section 7, and a portion of the NW 1/4 of Section 8, Township 35N, Range 8E, W.M. P43492, P43509, P43510

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 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 easement. Provided further that the grantor agree not to interfere with, obstruct or endanger Skagit County's use of the easement.

5. 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.
6. 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 purpose 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.

DATED this 11 day of January, 2010.

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

By: [Signature]

STATE OF WASHINGTON )

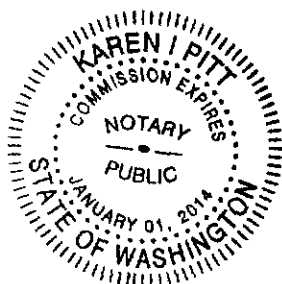
COUNTY OF SKAGIT )

FEB 08 2010

AMOUNT PAID  
Skagit County Treasurer  
By: [Signature] Deputy

I certify that I know or have satisfactory evidence Ryan J. Costanti signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as the same to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 11<sup>th</sup> day of January, 2010



[Signature]  
NOTARY PUBLIC in and for the State of  
Washington residing at Burlington  
Print Name: Karen I. Pitt  
My appointment expires: 1-1-14



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