



201103220091  
Skagit County Auditor

3/22/2011 Page 1 of 3 1:44PM

**AFTER RECORDING RETURN TO:**

David and Theresa Payne  
15262 Cherbourg Ave.  
Irvine, CA 92604

**PROTECTED CRITICAL AREA EASEMENT (PCA)**

**GRANTOR:** David and Theresa Payne  
**GRANTEE:** SKAGIT COUNTY, a political subdivision of the State of Washington

**Legal Description:**

Abbreviated Form: PTN SEC 21 27 & 28 AKA TR 5-B S/P 30-84  
AF#8502150018 TOGETHR WITH SECOND CLASS TIDELANDS ABUTTING THEREON.

Additional on Page:  
Assessor's Tax Parcel No.: P47291

THIS AGREEMENT (the "Agreement") is made by and between the undersigned Grantor, David and Theresa Payne, residents of California, 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 PL97-006747291, and mutual benefits herein, Grantor(s), project, odes 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 legal description below, 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. PL97-0067, approved March 16, 2011 and recorded March 22, 2011  
Under Skagit County Auditor's File No. 201103220092,  
records of Skagit County, Washington, being a portion of the East ½ of  
Section 27 and West ½ of Section 28, Township 36 North, Range 2 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. 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 by removal of, or damage to, existing vegetation shall require critical areas review and written authorization pursuant to CSS 14.24" (SCC14.24.060) 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, storm water 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.



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7. Grantor(s) covenant 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<sup>th</sup> day of December, 2007

GRANTOR:

David Payne

By: [Signature]  
David Payne

Theresa Payne

By: [Signature]  
Theresa Payne

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

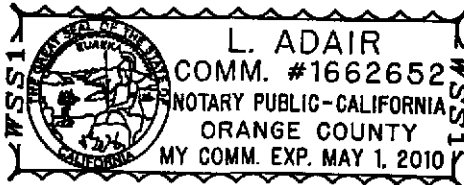
MAR 22 2011

Amount Paid \$  
By [Signature] Skagit Co. Treasurer  
Deputy

California  
STATE OF ~~WASHINGTON~~  
Orange  
COUNTY OF ~~SKAGIT~~

I certify that I know or have satisfactory evidence that David and Theresa Payne are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument, 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 December 2007



[Signature]  
NOTARY PUBLIC  
Print Name: L. ADAIR  
My appointment expires 05/04/10



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