

RETURN TO:

Skagit Land Trust
P. O. Box 1017
Mt. Vernon, WA 98273



201105020090
Skagit County Auditor

5/2/2011 Page 1 of 6 3:32PM

Document Title: Notice of Grant

Filer: Skagit Land Trust

Brief Legal Description: A portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and of South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, 13-35-5E W.M. A portion of the Northeast $\frac{1}{4}$ of 14-35-5E W.M.
Full legal description shown in Exhibit A.

Assessor's Tax Parcel and I.D. No: P38996 / 350513-1-007-0000
P39008 / 350513-2-003-0002
P121411 / 350514-0-003-0100

Notice of Grant

Skagit Land Trust, a Washington not for profit corporation, acquired a certain real property, hereinafter referred to as the "Property," located in Skagit County, State of Washington, by Boundary Line Adjustment Special Warranty Deed, dated April 15, 2004 and recorded under Skagit County Auditor's file number 200404150114, more particularly described in Exhibit A (Legal Description) attached hereto and made part hereof.

The "Property" acquisition provides match and acreage for certain wetland conservation actions identified in the "Middle Puget Sound, Phase I, North American Wetlands Conservation Act Grant," hereinafter referred to as "Project" for which Ducks Unlimited, Inc, hereinafter referred to as 'DU', received funding through the Grant Assistance Award Agreement No. CA-N271B, from the U.S. Fish and Wildlife Service (USFWS), dated November 18, 2010, hereinafter referred to as "Grant Agreement". The purpose of the Project is to preserve and enhance biologically diverse wetland/upland habitats in the North Puget Sound Ecoregion for the benefit of waterfowl, migratory birds and other fish, wildlife and plant species.

The Property is subject to the terms and conditions of the Grant Agreement, a copy of which is available at Ducks Unlimited (17800 SE Mill Plain Blvd., Ste 120, Vancouver, WA 98683) and at the offices of Skagit Land Trust (P.O. Box 1017, Mount Vernon, WA 98273). Skagit Land Trust is placing this Notice on record as confirmation of its obligation as set forth in the Grant Agreement, its incorporated project proposal and the purposes of the Project, unless Skagit Land Trust is relieved of its obligations by the USFWS. The interest in real property, or any portion of the interest in real property, shall not be sold, transferred, pledged, or otherwise disposed of or further encumbered without obtaining the prior written approval of the USFWS.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument this 21st day of April, 2011.

Filer: Skagit Land Trust

Robert C Boudinot

By: Robert C. Boudinot, President

Attestation:

Janice & Martin

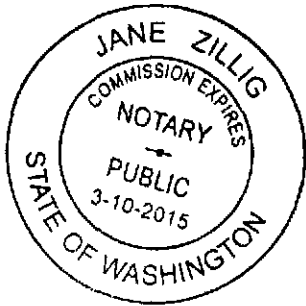
Janice Martin, Secretary

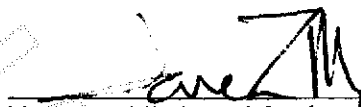


STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 21st day of April 2011, before me, a Notary Public in and for the State of Washington, personally appeared Robert C. Boudinot, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed this instrument and acknowledged it to be their free and voluntary acts and deeds for the uses and purposes mentioned in the instrument.

Given under my hand and official seal the day and year last above written.




Notary Public in and for the state of
Washington, residing at Sequoia Valley WA
My commission expires: 3-10-15
Printed Name: JANE ZILLIG



**Exhibit A
Legal Description**

PARCEL "A":

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and that portion of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ lying South of Puget Sound & Baker River Railway right of way, all in Section 13, Township 35 North, Range 5 East, W.M.,

EXCEPT the following tracts:

a.) Beginning at a point on the South line of Puget Sound & Baker River Railway right of way, 3,020.9 feet West and 32.9 feet North of the 1/16 corner on the East line of said Northeast $\frac{1}{4}$ of said Section 13;

thence South 69°32' West along and parallel to South Puget Sound & Baker River right of way line 700 feet;

thence South 0°13' East 290 feet;

thence North 89°10' East 656.6 feet;

thence North 0°13' West 525.1 feet to point of beginning.

b.) Beginning at a point on the South line of the B. D. Minkler Road No. 175 (State Highway 17-A) which is 600 feet West (as measured along said South line) from the East line of Township 35 North, Range 5 East, W.M.;

thence in a Southerly direction parallel to the East Township line 633 feet;

thence in a Westerly direction parallel to said B. D. Minkler Road No. 175 (State Highway 17-A) 1000 feet to the Southwest corner of the land conveyed to Tate Manville Kell by deed recorded in Volume 122 of Deeds, page 257, records of Skagit County;

thence in a Northerly direction parallel to said East Township line and along the Westerly line of said Kell property to the Southerly line of said B. D. Minkler Road No. 175 (State Highway 17-A);

thence Easterly along said Southerly line to the point of beginning;

c.) Beginning at a point which is 1,601.9 feet West and 153.6 feet North of the 1/16 corner on the East line of the Northeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 5 East, W.M.;

thence South 0°02' West 442.6 feet;

thence South 59°47' West 311.9 feet;

thence South 71°36' West 283.0 feet;

thence South 80°51' West 229.5 feet;

thence North 83°13' West 657 feet;

thence North 0°13' West 525.1 feet to a point which is 25 feet from and at right angles to the centerline of the Puget Sound & Baker River Railway right of way;

thence parallel to and 25 feet from the centerline of the said Puget Sound & Baker River Railway right of way North 69°32' East 273.95 feet to a point which is 25 feet from and at right angles to the centerline of the B. D. Minkler Road No. 175 (Permanent Highway No. 2-B);

thence parallel to and 25 feet from the centerline of the B. D. Minkler Road No. 175 North 86°02' East 456.12 feet to the P. C. of a 3° curve to the right;

thence along the line of a 3° curve to the right 25 feet from and parallel to centerline of said B. D. Minkler Road No. 175, 164.4 feet;



PARCEL "A" continued:

thence North 89°04' East parallel to and 25 feet from the centerline of the said B. D. Minkler Road No. 175, 546.2 feet to point of beginning.

d.) That portion of the Southwest ¼ of the Northeast ¼ of said Section 13, lying East of a line 1,772 feet West of the East line of said Section 13, as conveyed to Hugh Hendrix by deed recorded May 19, 1941, in Volume 185 of Deeds, page 125, records of Skagit County, Washington.

e.) Any portion lying South of the Great Northern Railway right of way.

f.) That portion condemned and taken for highway right of way in Skagit County Superior Court Cause No. 25322 on March 28, 1960.

g.) The North bank of what is known as Minkler Lake lying in the South ½ of the Northeast ¼ and that portion of the North bank of the said Minkler Lake which lies between the North and South ¼ Section line of said Section 13 and the East line of the property now owned by H. S. Shang, as conveyed by deed recorded in Volume 122 of Deeds, page 436, records of Skagit County, Washington, all in Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast ¼ of Section 14, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the North line of the right of way of the Great Northern Railway Company which is 264 feet East of the centerline of said Section;
thence North 0°07' West to a point on the Northerly line of those premises conveyed to John E. Minkler by Deed dated August 22, 1905, filed August 25, 1905, under Auditor's File No. 53267, and recorded in Volume 56 of Deeds, page 253, at a point 264 feet East of the centerline of said Section;
thence North 84°29' East along said Northerly line 782.3 feet to an angle point in said Northerly line;
thence South 87°47' East 201 feet;
thence South 63°42' East 312.2 feet;
thence South 0°30' East 602 feet;
thence South 80°20' East 1,071 feet, more or less, to the East line of said Section;
thence South 0°30' East along said East line 205 feet to the North line of the right of way of the Great Northern Railway Company;
thence South 89°30' East 2,317 feet to the point of beginning.

EXCEPT that portion of said property, if any, lying within the B. D. Minkler Road.



DESCRIPTION CONTINUED:

PARCEL "B" Continued:

ALSO EXCEPT the following described tract:

Beginning at the intersection of the East line of the West 264 feet of the Northeast $\frac{1}{4}$ of said Section 14 with the South line of Minkler Road;
thence North $86^{\circ}48'16''$ East along the South line of Minkler Road, a distance of 178.36 feet;
thence South $4^{\circ}34'21''$ West along an existing fence and its Southerly prolongation, a distance of 266.93 feet;
thence South $75^{\circ}00'00''$ West, a distance of 173.76 feet to the East line of the West 264.00 feet of the Northeast $\frac{1}{4}$ of said Section 14;
thence North $2^{\circ}05'57''$ East along the East line of said West 264 feet, a distance of 301.31 feet to the point of beginning of this description.

TOGETHER WITH a well protection zone easement over and across that portion of a 100 foot radius circle which lies East of the hereinabove described tract, the center of said circle is described as follows:

Beginning at a point on the East line of the hereinabove described tract which lies South $4^{\circ}34'21''$ West, a distance of 88.17 feet from the Northeast corner thereof;
thence North $85^{\circ}25'39''$ West, a distance of 59.40 feet to an existing well and the center of the 100 foot radius well protection zone.

Situate in the County of Skagit, State of Washington.

