

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX



201312310101

Skagit County Auditor
12/31/2013 Page

1 of

2 2:15PM

\$73.00

DEC 31 2013

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

PROTECTED CRITICAL AREA EASEMENT (PCAE)

By *mlm* Deputy **GUARDIAN NORTHWEST TITLE CO**
ACCOMMODATION RECORDING ONLY M4787-4

In consideration of Skagit County Code (SCC) 14.24.090, requirements for recording of protected critical area easements (PCAE), for areas included under PL12-0025, and mutual benefits herein, Windward Real Estate Services Inc, hereafter referred to as Grantor(s), does hereby grant, convey and warrant to Skagit County, a political subdivision of the State of Washington, a non-exclusive perpetual easement establishing a PCAE 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 PCAE described herein.

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

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

Protected Critical Area, as shown on Skagit County Plat revision for Plat Nos. SP93-057 and SP94-008, approved 12-23-13 and recorded 12-31-13 under Skagit County Auditor's File No. 201312310100, records of Skagit County, Washington, being in a portion of The NE ¼ of the SW ¼ and the NW1/4 of the SW ¼ of Section 16, Township 33N, Range 4E, W.M. Parcel # P109105, 109106, 109016, 109017, 109018, 16667, 16668.

2. Grantor(s) shall hereafter be responsible for maintaining and repairing PCA areas as described herein and is hereby required to leave PCAE areas undisturbed in a natural state. "With the exception of activities identified as Allowed without Standard review under SCC 14.24.070, any 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 PCAE areas except as specifically 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.
 - i. Areas designated as steep slopes shall have a 30' setback from the top of bank, 20' of which shall remain with native vegetation.

- forever.
James Cook, Pres.

day of March, 2011

Andre D. Marshall
Commission Expires
Notary
Public
03-06-17
State of Virginia

My Commission Expires: 03-06-17