

Upon Recording, Please Return To:
Washington Recreation and Conservation Office
P.O. Box 40917
Olympia, WA 98504-0917
Attn: Marc Dubioski



201403140095

Skagit County Auditor

\$78.00

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 14 2014

GUARDIAN NORTHWEST TITLE CO.

A106482

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

**DEED OF RIGHT TO USE LAND FOR
SALMON RECOVERY PURPOSES**

Grantor: City of Seattle acting by and through Seattle City Light Department

Grantee: STATE OF WASHINGTON, acting by and through the WASHINGTON
STATE SALMON RECOVERY FUNDING BOARD and the WASHINGTON
STATE RECREATION AND CONSERVATION OFFICE, including any
successor agencies.

Abbreviated

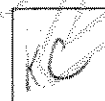
Legal

Description: PTN SE SE, 27-35-05 (More particularly described in Exhibit "A" (Legal
Description), and as depicted in Exhibit "B" (Property Map),

Assessor's Property Tax Parcel Number(s): P 43175, P 43178, P 102252, Skagit County

Reference Numbers of Documents Assigned or Released: None.

The Grantor enters this Deed for and in consideration of monies coming in whole or in part from
the Salmon Recovery Funding Board Account. Such grant is made pursuant to the Project
Agreements entered into between the Grantor and the Grantee entitled Skagit Tier 1 & Tier 2
Floodplain Acquisition II, Project Number 11-1683C signed by the Grantor on the 19th day of
March, 2012 and by the Grantee on the 26th day of March, 2012 and Middle Skagit Watershed



Habitat Protection, Project Number 13-1056C signed by the Grantor on the 24th day of December, 2013 and the Grantee the 6th day of January, 2014 and supporting materials which are on file with the Grantor and the Grantee in connection with the Project Agreements.

The Grantor hereby conveys and grants to the Grantee as the representative of the people of the State, the right to enforce the following duties: The Grantor shall take such reasonable and feasible measures as are necessary to protect the Real Property as described in Exhibit A: Legal Description, in perpetuity. Such measures shall be consistent with the purposes in the Project Agreement, including protecting, preserving, restoring and/or enhancing the habitat functions on the Real Property, which includes riparian habitat. This habitat supports or may support priority species or groups of species including but not limited to Chinook.

1. The Grantor shall allow public access to the Property as provided in the Project Agreement. Such access shall be subject to the restrictions allowed under the Project Agreement, by written agreement with the Grantee, or under state law. This provision is not intended to prevent reasonable access or use restrictions that are necessary for safe and effective management of the property consistent with salmon recovery purposes and the Project Agreement.
2. The Grantor shall allow access by the Grantee to inspect the Real Property for compliance with the terms of this Deed and the applicable Project Agreement to which the Grantor is a signatory. Such access shall be subject to the restrictions, if any, allowed under the Project Agreement, by written agreement with the Grantee, or under state law. The Grantor warrants it has and shall maintain the legal right and means to reach the property.
3. Without prior written consent by the Grantee or its successors, through an amendment to the Project Agreement or the process set forth below, the Grantor shall not use or allow any use of the Real Property (including any part of it) that is inconsistent with the salmon recovery purposes herein granted and as stated in the Project Agreement. The Grantor shall also not grant or suffer the creation of any property interest that is inconsistent with the salmon recovery purposes herein granted and as stated in the Project Agreement.

Grantee's consent to an inconsistent use or property interest under this Deed shall be granted only to the extent permitted by law and upon the following three conditions, which ensure the substitution of other eligible land. The conditions are: (1) the substitute salmon recovery land must be of reasonably equivalent habitat qualities, characteristics and location for the salmon recovery purposes as the Real Property prior to any inconsistent use; (2) the substitute salmon recovery land must be of at least equal fair market value to the Real Property at the time of Grantee's consent to the inconsistent use; and (3) the fair market value of the Real Property at the time of the Grantee's consent to the inconsistent use shall not take into consideration any

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encumbrances imposed on or alterations made to that land as a result of the original state grant and other grants if such encumbrances or alterations reduce the value of the Real Property from what it would be without them.

For purposes of this Deed, the Project Agreement includes any amendments thereto that occurred prior to or may occur subsequent to the execution of this Deed.

This Deed contains covenants running with the land and shall be binding upon the Grantor, its successors and assigns, and upon any person acquiring the Property, or any portion thereof, or any interest therein, including a leasehold interest, whether by operation of law or otherwise. If the Grantor sells all or any portion of its interest, the new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be subject to applicable covenants and requirements under the Deed.

This Deed may not be removed or altered from the Real Property unless specific approval has been granted by the Washington State Recreation and Conservation Office and/or the Washington State Salmon Recovery Funding Board or its successors.

The Washington State Recreation and Conservation Office and the Salmon Recovery Funding Board and/or its successors shall each have a separate and independent right to enforce the terms of this Deed.

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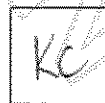
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GRANTOR:

City of Seattle acting by and through Seattle City Light Department

By: *Lynn Best*

Name: Lynn Best

Title: Environmental Affairs and Real Estate Division Director

Dated this 3 day of March, 2014

STATE OF WASHINGTON)

) ss

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Lynn Best is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledge it as the Environmental Affairs and Real Estate Division Director for the Sponsor, City of Seattle and to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 3rd, 2014

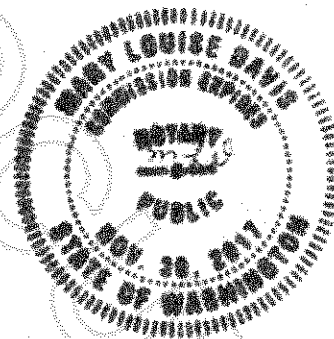
Signed: Mary Louise Davis

Printed Name: Mary Louise Davis

Notary Public in and for the State of Washington,

residing in Edmonds, WA.

My commission expires November 30, 2017



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GRANTEE:

STATE OF WASHINGTON, acting by and through THE SALMON RECOVERY FUNDING BOARD, administered by the RECREATION AND CONSERVATION OFFICE

By: Kaleen Cottingham

Name: Kaleen Cottingham

Title: Director

Dated this 14th day of February, 2014

STATE OF WASHINGTON)

COUNTY OF Thurston) ss)

I certify that I know or have satisfactory evidence that Kaleen Cottingham is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledge it as the Director for the Recreation and Conservation Office and to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

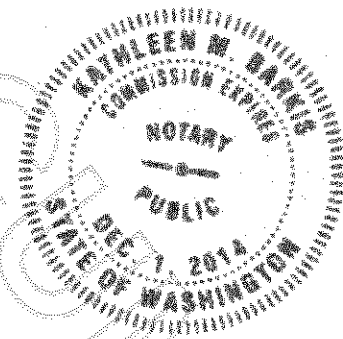
Dated: Feb. 14, 2014

Signed: Kathleen M. Banks

Notary Public in and for the State of Washington,

residing in Lacey, WA

My commission expires 12-1-14



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Exhibit A: Legal Description

Parcel P102252 (Order No. A1006481):

Lot D of Short Plat No. 32-72 as approved May 17, 1972; being a portion of the South Half of the Southwest Quarter of Section 13, Township 35 North, Range 7 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

Parcels P43175 and P43178 (Order No. A106482):

That portion of the North Half of the Northwest Quarter, Section 24, Township 35 North, Range 7 East, W.M., Lying Easterly of Pressentin Creek, except the following described tracts:

Beginning at the Northwest corner of said subdivision; thence South $89^{\circ}23'30''$ East along the North line of said subdivision 1336.17 feet to the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 24; thence South $0^{\circ}16'35''$ West along the East line of said Northwest quarter of the Northwest quarter, a distance of 597.94 feet to a point on the East bank of Pressentin Creek, and the True Point of Beginning; thence North $38^{\circ}42'38''$ East 11.97 feet; thence South $51^{\circ}17'22''$ East 200.00 feet; thence South $38^{\circ}42'38''$ West 80.00 feet; thence North $51^{\circ}17'22''$ West 146.01 feet to the East line of the Northwest quarter of the Northwest quarter of Section 24; thence continue North $51^{\circ}17'22''$ West 53.99 feet to the East bank of Pressentin Creek; thence North $38^{\circ}42'38''$ East 68.03 feet to the True Point of Beginning.

Beginning at the Northwest corner of said subdivision; thence South $89^{\circ}23'30''$ East along the North line of said subdivision 1336.27 feet to the Northeast corner of the Northwest quarter of the Northwest quarter of said section 24; thence South $8^{\circ}16'35''$ West along the East line of said Northwest quarter of the Northwest quarter, a distance of 597.94 feet; thence South $38^{\circ}42'38''$ West 68.03 feet to a point on the East bank of Pressentin Creek, and the True Point of Beginning; thence South $51^{\circ}17'22''$ East 53.99 feet to a point on the East line of the Northwest quarter of the Northwest quarter of said Section 24; thence continue South $51^{\circ}17'22''$ East 146.01 feet; thence South $38^{\circ}42'38''$ West 80.00 feet; thence North $51^{\circ}17'22''$ West, 82.53 feet to a point on the East line of the Northwest quarter of the Northwest quarter; thence continue North $51^{\circ}17'22''$ West a distance of 117.47 feet to a point on the East bank of Pressentin Creek; thence North $38^{\circ}42'38''$ East 80.00 feet to the True Point of Beginning.

TOGETHER WITH an easement for ingress, egress and utilities as reserved in Quit Claim Deed recorded under Auditor's File No. 765951.

Situate in the County of Skagit, State of Washington.

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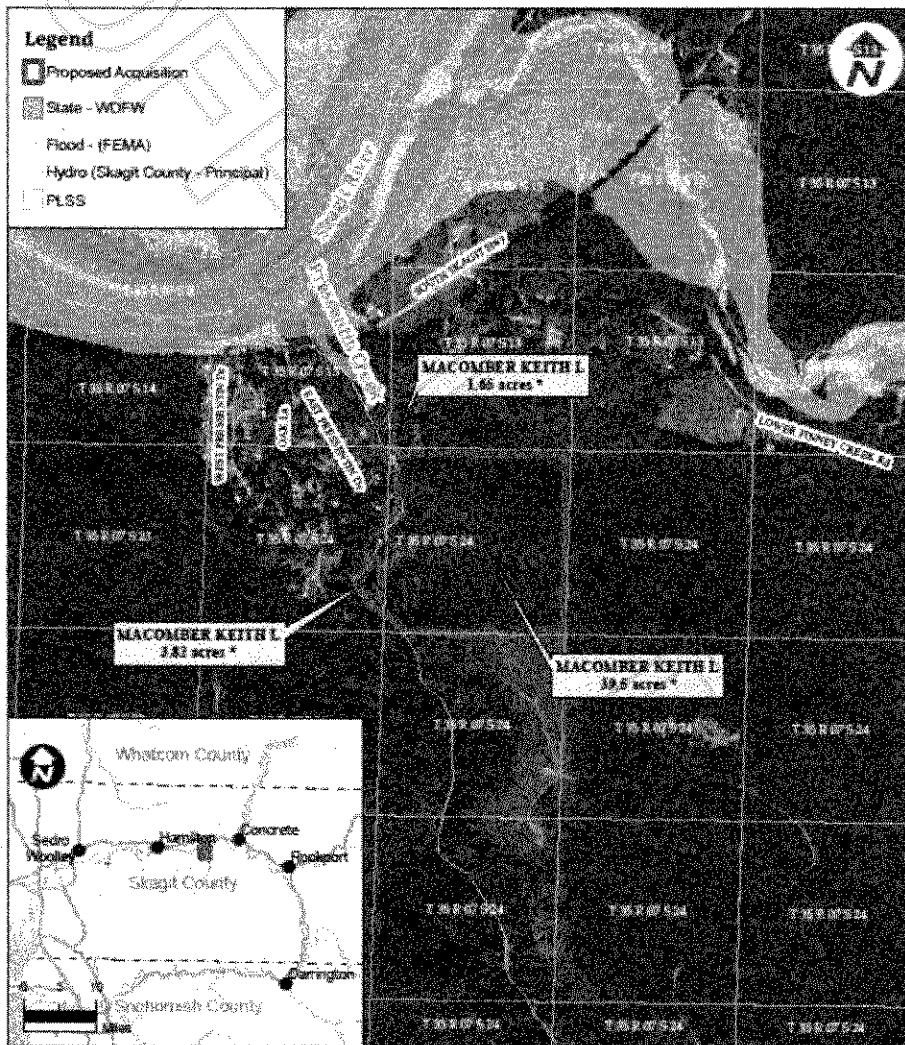
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Exhibit B: Proposed Acquisition Macomber (P102252, P43178, P43175)

Project Number: 13-1576A
Upper Skagit Watershed
Habitat Protection
Township 35 Range 07 Section 13/24



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0 200 400 800 1,200 1,600 Feet

*Area from Skagit Co. Assessor



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