



Skagit County Auditor

\$75.00

7/18/2017 Page

1 of

3 8:40AM

After Recording Return To:

City of Anacortes
Planning, Community, & Economic Development Department
P.O. Box 547
Anacortes, Washington 98221

SKAGIT COUNTY WASHINGTON**REAL ESTATE EXCISE TAX****EASEMENT****JUL 18 2017****NOTICE ON TITLE FOR NATIVE GROWTH
PROTECTION EASEMENT**

Amount Paid \$ /
Skagit Co. Treasurer
By HB Deputy

GRANTOR:	Steve Nelson & Tara Dowd
GRANTEE:	City of Anacortes
ASSESSOR'S TAX PARCEL #:	P61819
ADDRESS:	4603 Anaco Beach Rd
LEGAL DESCRIPTION:	That portion of Tract 7, Anaco Beach

(Use an abbreviated legal description on first page and attached additional page(s) with full legal description from current deed.)

The subject property contains a Native Growth Protection Easement (NGPE) as a condition per an issued Shoreline Exemption Permit (File #: SLX-2017-0003) and as identified on the attached map. The Native Growth Protection Easement shall have a minimum of 15% of the total lot area (or 1,568 square feet) and shall be replanted with native vegetation contiguous with the shoreline setback area adjacent to Burrow's Bay and the ordinary high water mark/ seawall.

Restrictions on use: Within the Native Growth Protection Easement, vegetation or tree removal, topping, or trimming is strictly prohibited unless first approved by the City. The individual lot owner would need to submit an ISA certified arborist's report that states a tree is dead, diseased, dying, or a hazard to the subject property/use to the City's Department of Planning, Community, & Economic Development and Department of Parks and Recreation for review and approval.

UNOFFICIAL DOCUMENT

THAT PORTION OF TRACT 7, ANACO BEACH, RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, DESCRIBED AS FOLLOWS; BEGINNING ON THE NORTHWESTERLY LINE OF SAID TRACT 7, 185.5 FEET SOUTHWESTERLY FROM THE NORTHWEST CORNER OF SAID LOT, THE SAME BEING THE SOUTHWESTERLY POINT OF TRACT SOLD TO CHARLES AND LINDA SCHORK RECORDED UNDER AF#668771; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF LOT 7 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 7 TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED SCHORK TRACT; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF THE SCHORK TRACT TO THE POINT OF BEGINNING; TOGETHER WITH THE SOUTHEASTERLY 20 FEET OF TRACT 6, ANACO BEACH ADJOINING THE ABOVE DESCRIBED TRACT. SURVEY AF#201510290038

