



201910090066

10/09/2019 12:26 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 09 2019

Amount Paid \$ ✓
Skagit Co. Treasurer
By *HP* Deputy

Upon Recording, Please Return To:
Washington Recreation and Conservation Office
PO Box 40917
Olympia, WA 98504-0917
Attn: Marc Duboiski

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

Grantor: Skagit Land Trust

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: Section 8, Township 35N, Range 8E-Ptn Gov Lot 5 (aka Trs 3 7 4 Survey 517-
80) (More particularly described in Exhibit "A" (Legal Description), and as
depicted in Exhibit "B" (Property Map)),

Assessor's Property Tax Parcel Number(s): 43512, 43513

Reference Numbers of Documents Assigned or Released:

The Grantor enters this Deed for and in consideration of monies coming in whole or in part from
the State Building and Construction Account-Salmon Recovery Funding Board and Puget Sound
Acquisition and Restoration Account. Such grant is made pursuant to the Project Agreement

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entered into between the Grantor and the Grantee entitled Skagit Watershed Habitat Acquisition II, Project Number 18-2617C signed by the Grantor on the 28th day of January, 2019 and the Grantee the 7th day of January, 2019, and supporting materials which are on file with the Grantor and the Grantee in connection with the Project Agreement.

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 and floodplain 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 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.

REMAINDER OF PAGE IS INTENTIONALLY BLANK; SIGNATURE PAGES FOLLOW



GRANTEE:

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

By: Scott T. Roberson

Name: Scott T. Roberson

Title: Deputy Director

Dated this 25th day of September, 2019

STATE OF WASHINGTON)
COUNTY OF Thurston)^{ss}

I certify that I know or have satisfactory evidence that Scott T. Roberson 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 Deputy 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: September 25, 2019

Signed: Leslie Frank

Notary Public in and for the State of Washington,
residing in Thurston County

My commission expires 7-9-21



gpl

EXHIBIT A
Legal Description

PARCEL "A":

Tract 3 of Amended Parcel Survey Map No. 517-80, entitled "Alterra Park Div. II "A", approved October 27, 1982 and recorded October 27, 1982, under Auditor's File No. 8210270074, in Volume 6 of Short Plats, pages 20, 21 and 22, records of Skagit County, Washington; being located in Sections 7 and 8, Township 35 North, Range 8 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Tract "A" of that certain 5 Acre Parcel Survey Map No. 145-79 entitled "Alterra Park Div. I", approved September 17, 1980 and recorded September 26, 1980, under Auditor's File No. 8009260003, in Volume 4 of Short Plats, page 182, records of Skagit County, Washington. (Includes Piscatore Lane and Vista Verde Lane, as delineated on the face of said 5 Acre Parcel Survey Map).

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain private road entitled Vista Verde Lane, as said road is delineated on the face of said Amended Parcel Survey Map No. 517-80, recorded under Auditor's File No. 8210270074.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tract 4 of Amended Parcel Survey Map No. 517-80, entitled "Alterra Park Div. II "A", approved October 27, 1982 and recorded October 27, 1982, under Auditor's File No. 8210270074, in Volume 6 of Short Plats, pages 20, 21 and 22, records of Skagit County, Washington; being located in Sections 7 and 8, Township 35 North, Range 8 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Tract "A" of that certain 5 Acre Parcel Survey Map No. 145-79 entitled "Alterra Park Div. I", approved September 17, 1980 and recorded September 26, 1980, under Auditor's File No. 8009260003, in Volume 4 of Short Plats, page 182, records of Skagit County, Washington. (Includes Piscatore Lane and Vista Verde Lane, as delineated on the face of said 5 Acre Parcel Survey Map).

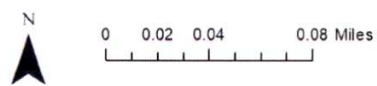
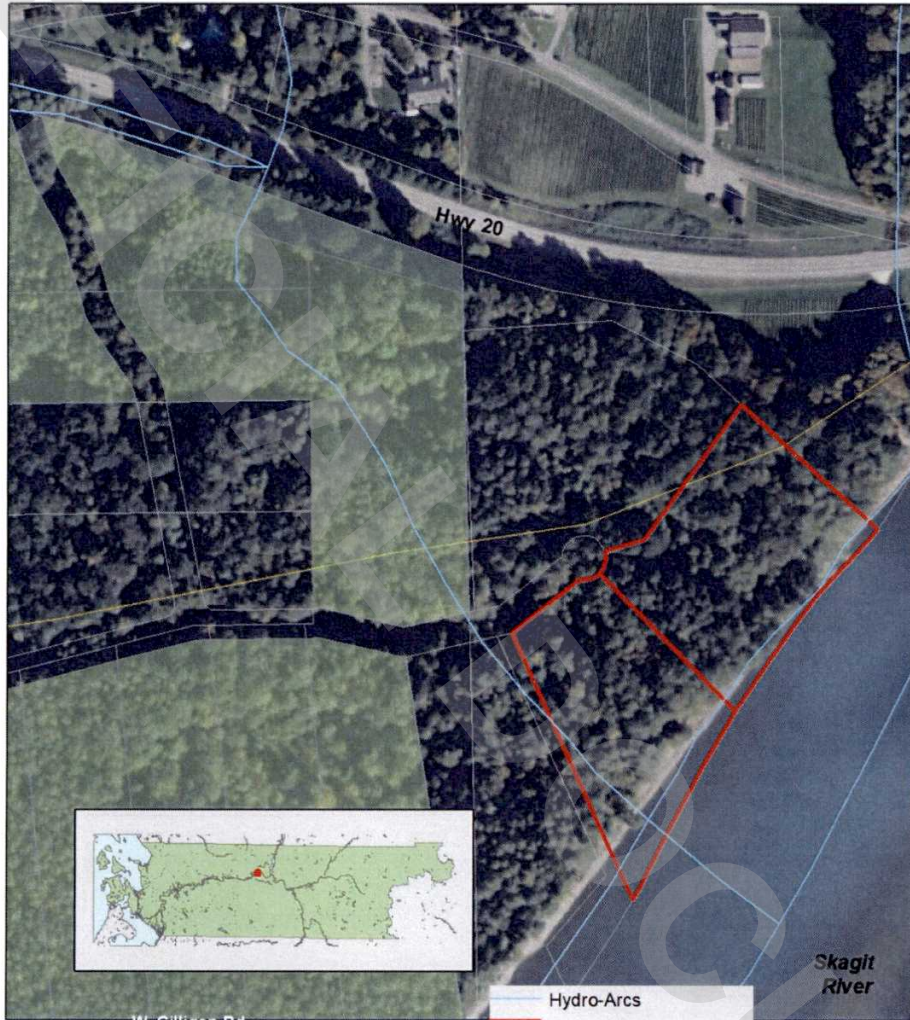
ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain private road entitled Vista Verde Lane, as said road is delineated on the face of said Amended Parcel Survey Map No. 517-80, recorded under Auditor's File No. 8210270074.

Situate in the County of Skagit, State of Washington.



EXHIBIT B - Property Map
SRFB #18-2617C

Orskog (in Alterra Plat)- P43512 and 43513, S08, T35N, R08E
10.6 acres - property almost entirely in floodway



- Hydro-Arcs
 - Orskog_parcel
 - SLT protected properties
- FLOODWAY**
- FW
- Map prepared 9/4/19

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