

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

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Heather Beauvais
DATE 04/09/2021

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

GNW 114723

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: Section 25, Township 35 North, Range 9 East, Ptn. Gov't Lots 1 & 2, and
N 1/2 SE 1/4, Skagit County, Washington State.

More particularly described in Exhibit "A" (Legal Description), and as
depicted in Exhibit "B" (Property Map).

Assessor's
Property Tax

Parcel Number: P 44686, P 44646, P 108130, 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 Upper Skagit Watershed Habitat Acquisition, Project Number 16-1647A signed by the Grantor on the 2nd day of February, 2017 and by the Grantee on the 9th day of February, 2017; Middle Skagit Watershed Habitat Acquisition, Project Number 16-2804 signed by the Grantor on the 2nd day of November, 2017 and by the Grantee on the 7th day of November, 2017; Skagit Watershed Habitat Acquisition II (b), Project Number 18-2617 signed by the Grantor on the 10th day of January, 2019 and by the Grantee on the 28th day of January, 2019; Skagit Watershed Habitat Acquisition IV, Project Number 20-1326 signed by the Grantor on the 15th day of December, 2020 and by the Grantee on the 16th day of December, 2020; 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 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.



EXHIBIT A

Legal Description

That portion of the North 1/2 of the Southeast 1/4 lying Southerly of State Route 20, and Government Lots 1 and 2, Section 25, Township 35 North, Range 9 East, W.M.,

EXCEPT that portion conveyed to Skagit County by Deed recorded September 19, 1960, under Auditor's File No. 598887, records of Skagit County, Washington,

AND EXCEPT that portion lying Southerly of the following described line:

Beginning at the Northwest corner of said Government Lot 2;
thence North 88°46'38" East along the North line of said Government Lot 2, for a distance of 640.80 feet to a point in an existing fence;
thence the following courses and distances along said existing fence:

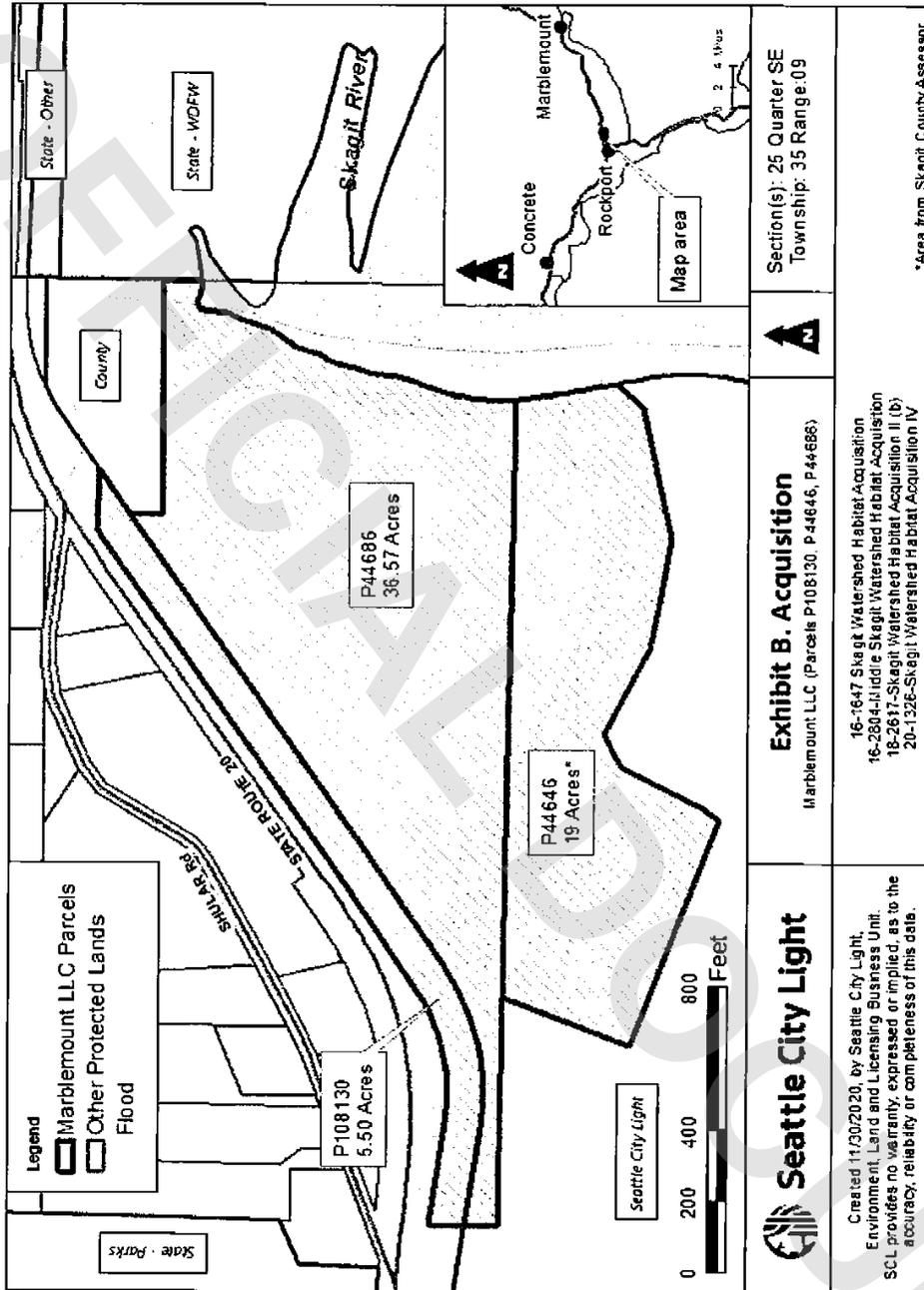
South 19°08'22" West, 385.42 feet; South 70°25'07" East, 678.96 feet; North 34°53'52" East, 56.30 feet;

North 24°26'13" East, 257.12 feet to an angle point in said existing fence;
thence North 61°31'46" East towards an end-of-fence, for a distance of 52.97 feet to the centerline of an existing access road and a point hereinafter referred to as Point "X";
thence continuing North 61°31'46" East, 52.96 feet to said end-of-fence;
thence the following courses and distances along an existing fence:

South 63°17'49" East, 266.93 feet; South 78°58'19" East, 154.49 feet; South 82°58'36" East, 164.98 feet to the East end of fence;
thence North 75°52'26" East, 369.47 feet to an iron pipe and yellow plastic cap stamped "Steele 13138";
thence North 42°08'39" East, 516.80 feet to the Northeast corner of aforesaid Government Lot 1, and the terminus of herein described line.

Situate in the County of Skagit, State of Washington.





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