



202108040083

08/04/2021 02:34 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

When recorded return to:

Skagit Land Trust  
P.O. Box 1017  
Mount Vernon, WA 98273

---

<b>TITLE:</b>	DECLARATION OF RESTRICTIVE COVENANTS
<b>GRANTOR:</b>	SKAGIT LAND TRUST
<b>GRANTEE:</b>	The Public
<b>ABBREV. LEGAL:</b>	Full legal shown in Exhibit A on page 4 of instrument SW 1/4 NW 1/4 23-35-10
<b>TAX PARCEL NUMBER(S):</b> P45488	
<b>RELATED DOCUMENTS:</b> NONE	

---

The Owner, Skagit Land Trust, a Washington non-profit corporation, on behalf of itself and its successors and assigns, does hereby declare and record the following restrictive covenants (collectively, "Restrictive Covenants") to attach to, be binding upon, and forever run with the title of the real estate in the County of Skagit, State of Washington described in Exhibit A attached hereto and incorporated herein by this reference (the "Protected Property"):

1. The Protected Property shall remain "forever wild" with no structures, other than the existing road, allowed to be built or maintained thereon.
2. The Protected Property shall be held and maintained in perpetuity for one or more of the following purposes: (a) conservation of species listed by Washington State as sensitive, threatened or endangered, (b) conservation of species listed by Skagit

County as species of local concern, (c) conservation of habitat for species of recognized biological value, or (d) conservation of critical, rare or significant wildlife habitat.

3. In the event that the Skagit Land Trust should convey or transfer the Protected Property to another party, the Skagit Land Trust shall do so only on the condition that it will either (a) retain a conservation easement in conjunction with the conveyance or transfer or (b) grant a conservation easement to another qualified organization before the conveyance or transfer so as to assure that the Protected Property will stay "forever wild" in perpetuity for the purposes described in these Restrictive Covenants, which conservation easement the Skagit Land Trust or other qualified organization shall have the right to defend in perpetuity.

These Restrictive Covenants shall run with the land and be binding on all current and future owners of any portion of or interest in the Protected Property.

There shall never be a merger of title of these Restrictive Covenants with the fee title to the Protected Property, and it is the intent of the Owner that these Restrictive Covenants shall be perpetual and remain with the Protected Property, irrespective of common ownership.

3

**EXHIBIT A****LEGAL DESCRIPTION**

CF-75 & DF-82; TRACT 4, SKAGIT COUNTY SHORT PLAT NO. 32-89, APPROVED SEPTEMBER 8, 1992 AND RECORDED SEPTEMBER 8, 1992 UNDER AUDITOR'S FILE NO. 9209080017 IN VOLUME 10 OF SHORT PLATS, PAGE 117, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M.

