



202206010003

06/01/2022 09:59 AM Pages: 1 of 4 Fees: \$256.50
Skagit County Auditor

Document Title: Protected Critical Area Easement

Reference Number : 202206010005

Grantor(s):

☐ additional grantor names on page ____

1. The Stapp family

2.

Grantee(s):

☐ additional grantee names on page ____

1. Skagit County

2.

Abbreviated legal description:

☐ full legal on page(s) ____

26-36-1

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

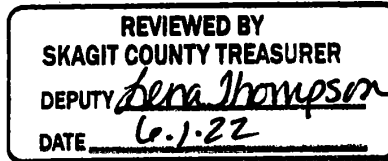
P46638

I, Jack J Mayo, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$203.50 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Dated

6/1/2022

**PROTECTED CRITICAL AREA EASEMENT (PCAE)**

In consideration of Skagit County Code (SCC) 14.24.090, requirements for recording of protected critical area easements (PCAE), for areas included under PL21-0289, and mutual benefits herein, The Stapp Family, hereafter referred to as Grantor(s), does hereby grant, convey and warrant to Skagit County, a political subdivision of the State of Washington, a non-exclusive perpetual easement establishing a PCAE over, along and across those portions of the project, denoted as Protected Critical Area Easement and described on the attached legal description, together with the right of ingress and egress to and from this easement for the purpose of monitoring and enforcing proper operation and maintenance of the PCAE described herein.

The easement is granted to and conditioned upon the following terms, conditions and covenants:

1. The PCAE legal description is as follows (or noted if attached):

Protected Critical Area, as shown on Skagit County Plat No. PL21-0289, approved March 2, 2022 and recorded June 1, 2022 under Skagit County Auditor's File No. 202206010005, records of Skagit County, Washington, being in a portion of the northeast quarter of Section 26, Township 36N, Range 1E, W.M. Parcel # P46638.

2. Grantor(s) shall hereafter be responsible for maintaining and repairing PCAE areas as described herein and is hereby required to leave PCAE areas undisturbed in a natural state. "With the exception of activities identified as Allowed without Standard review under SCC 14.24.070, any land-use activity that can impair the functions and values of critical areas or their buffers through a development activity or by disturbance of the soil or water, and/or by removal of, or damage to, existing vegetation shall require critical areas review and written authorization pursuant to SCC 14.24." (SCC 14.24.060). No clearing, grading, filling, logging or removal of woody material, building, construction or road construction of any kind, planting of non-native vegetation or grazing of livestock is allowed within the PCAE areas except as specifically permitted by Skagit County on a case-by-case basis consistent with SCC 14.24.
3. Grantor(s) retains the right to use and possession of the real property over which the easement is granted to the extent permitted by Skagit County as low impact uses and activities which are consistent with the purpose and function of the PCAE and do not

detract from its integrity may be permitted within the PCAE depending on the sensitivity of the habitat involved. Examples of uses and activities which may be permitted in appropriate cases, with prior County written approval separate from this agreement, include pedestrian trails, viewing platforms, and utility easements. Provided further that the grantor agrees not to interfere with, obstruct or endanger Skagit County's use of the easement.

4. Should any human disturbance of the PCAE occur, the fee owners shall have the obligation to restore and return the affected area to its natural state immediately, under the provisions of a County approved mitigation plan.
5. The parties recognize that this easement is created, granted and accepted for the benefit of the inherent natural functions provided by the PCAE, but shall not be construed to provide open or common space for owners within the project or members of the public. By acceptance of the easement for the purposes described, Skagit County does not accept or assume any liability of acts or omissions of the fee owners, his or her invitees, licensees or other third parties within the easement area. Grantor(s) hold Skagit County harmless from any damage or injury to any property or person by any person entering the easement area not expressly authorized to do so by Skagit County.
6. Grantor(s) agrees that this easement shall run with the land and that the rights and obligations of Grantor(s) and Skagit County shall inure to the benefit of each and shall be binding upon their respective heirs, successors and assigns.
7. Grantor(s) covenants that they own the property legally described herein and has lawful right to convey the interest in the property to Skagit County for the benefit of the public forever.

By: Thomas M. Stapp DATED this 23 day of FEBRUARY, 2022

ACKNOWLEDGMENT

STATE OF WASHINGTON)

ss.)

COUNTY OF SKAGIT)

On this day personally appeared before me Thomas M. Stapp, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purpose therein mentioned.

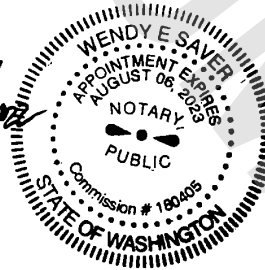
GIVEN under my hand and official seal the 23 day of February, 2022

5235 South Shore Dr, Anacorte, WA 98221

NOTARY PUBLIC in and for the State of Washington residing at

My Commission Expires: 8/6/2023

By: Wendy E. Saver DATED THIS 23 DAY
OF FEBRUARY, 2022



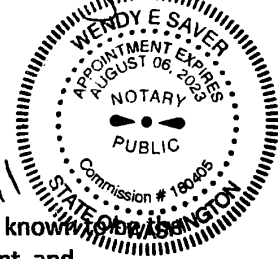
By: Susan S. O'Donnell DATED this 23 day of February, 2022

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)
 ss.)
 COUNTY OF SKAGIT)

On this day personally appeared before me Susan S. O'Donnell, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purpose therein mentioned.

GIVEN under my hand and official seal the 23 day of February, 2022
5235 South Shore Drive, Anacortes WA 98221
 NOTARY PUBLIC in and for the State of Washington residing at
 My Commission Expires: 8/8/2023



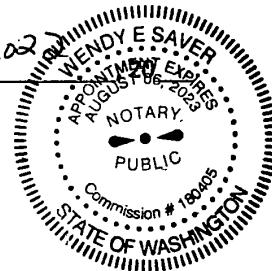
By: Wendy E. Saver DATED this 23 day of 02/2022

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)
 ss.)
 COUNTY OF SKAGIT)

On this day personally appeared before me Sally E. Stapp, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purpose therein mentioned.

GIVEN under my hand and official seal the 23 day of FEBRUARY, 2022
5235 South Shore Dr, Anacortes WA 98221
 NOTARY PUBLIC in and for the State of Washington residing at
 My Commission Expires: 8/8/2023



By: Wendy E. Saver DATED this 23 day of February, 2022

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)
 ss.)
 COUNTY OF SKAGIT)

On this day personally appeared before me X Sally E. Stapp, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purpose therein mentioned.

GIVEN under my hand and official seal the 25 day of February, 2022 WES
Wendy E. Saver
 NOTARY PUBLIC in and for the State of Washington residing at 5235 South Shore Dr.
 My Commission Expires: 8/6/23 Anacortes, WA 98221

