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03/31/2025 12:27 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Bela Manting  
DATE March 31, 2025

This Space Provided for Recorder's Use

**When Recorded Return to:**  
Department of Archaeology and Historic Preservation  
C/O Washington Trust for Historic Preservation  
1204 Minor Avenue Seattle, WA 98101

**Historic Preservation Easement**

Grantor(s): Kristine Leander

Grantee(s): State of Washington

Legal Description: (20.0000 ac) CU F&A #93 AF#750420 1973 TRNSF AF#807434: DR 19 DK 12;  
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP  
34 NORTH, RANGE 3 EAST, W.M., EXCEPT THE SOUTH 30 FEET THEREOF.

Assessor's Property Tax Parcel or Account Number: P21370

**WHEREAS THE** Grantor is owner of certain premises known as the Avon Holsteins (Hall-Leander Barn) located at 15769 State Route 536, Mount Vernon, Skagit County, Washington, which premises is eligible for listing in the National Register of Historic Places under the National Historic Preservation Act of 1966 (P.L. 89665, 16 U.S.C. § 470a, *et. seq.*); the Washington Heritage Register or the Washington State Heritage Barn Register;

**WHEREAS THE** State of Washington through the Director of the Washington State Department of Archaeology and Historic Preservation is presently responsible for precluding any activity or omission at the premises which would destroy or impair its value to the public as an historic place listed in the Washington State Heritage Barn Register; and

**WHEREAS THE** Grantor is willing to grant to the State of Washington the preservation interest as hereinafter expressed for the purpose of insuring that the value of the premises for such purposes will not be destroyed or impaired;

**NOW THEREFORE**, for historic preservation purposes and the public benefit therein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey, with covenant of warranty, to the State of Washington a preservation interest in the following described lots or parcel of land, with the Heritage Barn buildings and improvements thereon (the real property together with the Heritage Barn buildings and improvements thereon and attached thereto and the appurtenances thereof, being hereinafter collectively referred to as the "Property") located in Mount Vernon, Skagit County, Washington and described in the Skagit County Registry of Deeds, 201806080051.

The preservation interest herein granted shall be of the nature and character hereinafter expressed and shall be binding upon the Grantor; its successors and assigns.

The Property is comprised of grounds, collateral or appurtenant improvements, and the Heritage Barn. The Heritage Barn is more particularly described as follows:

*The barn at Avon Holsteins (Hall-Leander Barn) is a two-story structure with a Dutch gambrel roof and south-projecting hay hood with large paired hay doors. A small one-story gable-roofed wing on the southern corner of the west elevation forms an "ell" plan for the barn. The façade (south elevation) features a ground-level entrance with paired sliding track doors. The doors each have a square 9-pane window in the upper portion. To the left of central opening is a single sliding door in the same style. The elevation also features double swinging hay mow door centered in the upper story, flanked by two 6-pane windows. The south side of the wing features three vertically-oriented 4-pane windows and a pass-through door. The north elevation features two single sliding track doors clad in vertical siding on the ground level in either corner with hay loft doors above, and two window openings in the upper story below two vents. The east side of the barn has eight ground floor vertically-oriented 6-pane windows while the west side also features a series of vertically-oriented 6-pane windows, including one above the wing. There is also a pass-through door on the west end of the wing. The barn has wood shingle roofing, horizontal wood siding, and a concrete foundation. The main portion of the barn is 48 feet long, 34 feet wide, and approximately 34 feet tall.*

The foregoing description of the Heritage Barn may be amended, replaced, or elaborated upon in more detail, and a description of the style, landscaping and similar particulars of the grounds, and any

collateral or appurtenant improvements on the Property may be added, by an instrument in writing, signed by both parties hereto, making reference to this Historic Preservation Easement and filed of record in the Skagit County Registry of Deeds. If and when such an instrument is placed of record, it shall be deemed to be a part of this Historic Preservation Easement as if set out herein.

For the purpose of preserving, protecting, maintaining the Property, including its significance and value to the public as an historic place, the Grantor does hereby covenant and agree, on behalf of itself, its successors and assigns with the Grantee, its successors and assigns, to the following, for a period of 15 years:

1. The grantor agrees to assume the cost of continued maintenance and repair of the property, in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (see 36 C.F.R. Part 68), so as to preserve the architectural, historical, or archaeological integrity of the property in order to protect and enhance those qualities that made the property eligible for listing in the Washington State Heritage Barn Register. Nothing in this agreement shall prohibit the grantor from seeking financial assistance from any source available to him.
2. No construction, alteration, remodeling, changes of surfacing, or any other thing shall be undertaken or permitted to be undertaken on the Property which would affect the structural integrity, the appearance, the cultural use, or archaeological value of the Property without the express prior written approval of the State of Washington through the Director of the Washington State Department of Archaeology and Historic Preservation, or any successor agency.
3. Grantee, its agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the terms and conditions of this Historic Preservation Easement are being complied with.
4. If the Grantor fails to observe or if the Grantor violates any covenant, agreement, or provision contained herein, then the Grantee shall in addition to all other remedies available at law or in equity, have the right to enforce this Historic Preservation Easement, including each of its provisions, by specific performance or injunctive relief.
5. The Historic Preservation Easement set forth herein is intended by the parties hereto to preserve the historic integrity of the Property pursuant to the provisions of Laws of 2007, Chapter 333, codified as RCW 27.34, or other provisions of law that may be applicable.
6. This Historic Preservation Easement provides the Grantee with additional legal rights and does not supersede or replace any pre-existing legal obligations of the Grantor or legal rights of the Grantee.
7. The Historic Preservation Easement set forth herein shall be binding upon and shall inure to the benefit of the Grantor and the Grantee and their respective successors and assigns. **TO HAVE AND TO HOLD** the aforegranted and bargained Easement with all the privileges and appurtenances thereof to the said State of Washington through the Director of the Washington State Department of Archaeology and Historic Preservation, its successors and assigns, to its and their use for a period of 15 years from and after the date hereof.

8. SEVERABILITY CLAUSE It is understood and agreed by the parties hereto that if any part, term, or provision of this agreement is held to be illegal by the courts, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the contract did not contain the particular part, term, or provision held to be invalid.

Avon Holsteins (Hall-Leander Barn)

By: Kristine Leander

Signature: Kristine Leander

Its: Owner

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Kristine Leander is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 31, 2025



(Seal or stamp)

Belen Martinez

(Signature)

Public Notary / Deputy Treasurer

Title

My appointment

expires 03/30/2026