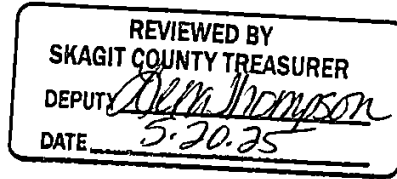




202505200034

05/20/2025 10:44 AM Pages: 1 of 5 Fees: \$357.50
Skagit County Auditor



Document Title: Easement

Reference Number :

Grantor(s):

☐ additional grantor names on page ____

1. Valerie Stafford
2. Fred West

Grantee(s):

☐ additional grantee names on page ____

1. WA State of
- 2.

Abbreviated legal description:

☐ full legal on page(s) ____

Plat Lot 12 BL 4 Plat of Baker

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P70528

I, Fred West, 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 \$303.50 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

[Signature]

Dated

5-20-25

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): Valerie Stafford & Fred West

Grantee(s): State of Washington

Legal Description: LOT 12, BLOCK 4, PLAT OF BAKER, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE NORTH 6 FEET THEREOF.

Assessor's Property Tax Parcel or Account Number: P70528

WHEREAS THE Grantor is owner of certain premises known as the historic Concrete Theatre located at 45920 Main Street, Concrete, 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*) or the Washington Heritage 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 National Register of Historic Places or the Washington State Heritage 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 in consideration of the sum of One Dollar and other valuable consideration paid to the Grantor, 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 Historic Theater buildings and improvements thereon (the real property together with the Historic Theater buildings and improvements thereon and attached thereto and the appurtenances thereof, being hereinafter collectively referred to as the "Property") located 45920 Main Street, Concrete, Skagit County, Washington and described in the Skagit County Registry of Deeds,

(Deed/page number) #202302020037 Page #1-9.

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 Historic Theater. The Historic Theater is more particularly described as follows:

The two-story theater in downtown Concrete is constructed almost entirely of poured-in-place concrete and sits mid-block, sharing party walls. At the first story, the marquee extends along the entire front (north) elevation. Two separate sets of double doors flank the central ticket window. At the second story, there are 3 bays of windows above the marquee, divided lites on either side, and a wider tripartite window under transom in the center. A painted flat arch contains the theater's name, under the roof's edge.

The foregoing description of the Historic Theater 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 10 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 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 10 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.

The rest of this page is intentionally left blank.

By: Fred West

Signature: _____

Its: Owner

State of Washington

County of Skagit.

I certify that I know or have satisfactory evidence that Fred West 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: 05.20.2025



.....
(Signature)

.....
Title

My appointment

expires