



202511070023

11/07/2025 09:59 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY <u>Dena Thompson</u>
DATE <u>11.7.25</u>

COVER SHEET

Document Title: Protected Critical Area Easement

Reference Number: PL23-0034 PLAT 2-2025-008

Grantor(s): () additional grantor names on page ____

Eric E. Holmgren
Passy-Lynn Holmgren

Grantee(s): () additional grantee names on page ____

Skagit County

Abbreviated legal description(s): () full legal on page ____

Plth SE 1/4 NW 1/4 Sec 26 Township 34N
Range 4 E, W.M.

Parcel/Tax ID Number(s): () additional tax parcel number(s) on page ____

P27889

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 PL23-0034 as depicted upon Alteration of Final Subdivision of Short Plat No. PLAN2-2025-0008, and mutual benefits herein, Eric E. Holmgren and Cassey-Lynn Holmgren, a married couple, 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 said Alteration of Final Plat of Short Plat No. PLAN2-2025-0008, denoted as Protected Critical Area Easement PCAE per Alteration of Final Plat of Short Plat No. PLAN2-2025-0008 described below, 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 subject to and conditioned upon the following terms, conditions and covenants:

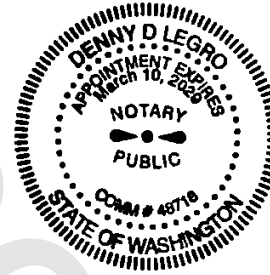
1. The PCAE legal description is as follows (or noted if attached):

Protected Critical Area, as shown on Skagit County Alteration of Final Subdivision of Short Plat No. PLAN2-2025-0008, approved November 7, 2025 and recorded November 7, 2025 under Skagit County Auditor's File No. 202511070022, records of Skagit County, Washington, being in a portion of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 34 N, Range 4 E, W.M. Parcel # P27889.

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) and Skagit County agree to the following special conditions requested by the Grantor(s) or required as part of mitigation pursuant to SCC 14.24.
 - i. Existing utilities, yard, landscaping, and gravel driveway, all lying within the PCAE shall be allowed to remain as located, except those areas to be removed and revegetated in accordance with Critical Areas Variance PL23-0034.
 - ii. The proposed septic tank, pump chamber, septic feed and return pipelines serving the future accessory dwelling unit (ADU) lying within the PCAE shall be allowed to be constructed and maintained.

- DATED this 3RD day of AUGUST, 2025.

Cassey-Lynn Holmgren



STATE OF WASHINGTON)
 ss.)
COUNTY OF SKAGIT)

GIVEN under my hand and official seal the 3rd day of AUGUST, 2025

Page 2 of 2