



202603170032

03/17/2026 11:43 AM Pages: 1 of 9 Fees: \$311.50  
Skagit County Auditor

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Belen Martin  
DATE March 17, 2026

**NOTICE OF LAND TRUST PARTICIPATION AND FUNDING RESTRICTION**

Grantor: Skagit County, a Washington municipal corporation.

Grantee: Skagit Land Trust, a Washington non-profit corporation.

Abbreviated  
Legal  
Description:

Parcel: 27655  
(25.4800 ac) PORTION OF TRACT B S/P #8-79 AF#896771, LYING WEST OF RAILWAY, EXCEPT THAT PORTION OF TRACT 'B' OF SKAGIT COUNTY SHORT PLAT #8-79 RECORDED AF#896771 IN BOOK 3 OF SHORT PLATS, PAGE 71, LYING WITHIN THE FOLLOWING DESCRIBED PORTION OF THE NORTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 34, RANGE 4; BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 'B' WHICH IS ALSO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 1-31-29 WEST ALONG THE WEST LINE OF SAID TRACT 'B', A DISTANCE OF 340.05 FEET; THENCE SOUTH 56-43-17 EAST, A DISTANCE OF 397.23 FEET; THENCE NORTH 89-59-47 EAST A DISTANCE OF 850.03 FEET; THENCE NORTH 0-00-00 EAST, A DISTANCE OF 256.71 FEET, MORE OR LESS TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY #9 THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 345.99 FEET MORE OR LESS, TO THE NORTH LINE OF SAID TRACT 'B'; THENCE NORTH 88-36-27 WEST A DISTANCE OF 967.22 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SURVEY AF#201811210036; and

SKAGIT COUNTY  
Contract # C20260093  
Page 1 of 9

Parcel 27651

5.0800 ac) THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF THE BIG LAKE-CLEAR LAKE COUNTY ROAD AND LYING NORTH OF A LINE DRAWN DUE EAST FROM A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, THAT IS 833.36 FEET NORTH OF THE SOUTHWEST CORNER THEREOF. SURVEY AF#201811210036; and

Parcel 27660

(26.4700 ac) PORTION OF TRACT B S/P #8-79 AF#896771, BEING A PTN SE1/4 NW1/4, SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SURVEY AF#201811210036; and

Parcel 27661

(5.0000 ac) LOT A, REVISED SHORT PLAT NO. 8-79, APPROVED AND RECORDED FEBRUARY 15, 1979 IN BOOK 3 OF SHORT PLATS, PAGE 71, UNDER AUDITORS FILE NO. 896771; BEING A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SURVEY AF#201811210036

(More particularly described in Exhibit A (Legal Description) on pg. 7 herein)

Assessor's Property Tax Parcel Number(s): P27655, P27651, P27660, P27661

Reference Numbers of Related Documents Assigned or Released:

C20240061 (Deed of Right to Use Land for Public Outdoor Recreation Purposes)

Grantor Skagit County, a Washington municipal corporation, purchased from Grantee Skagit Land Trust, a Washington nonprofit corporation, that certain real estate in Skagit County, Washington, as legally described in Exhibit A and generally depicted and shown on Exhibit B, both of which exhibits are attached hereto and incorporated herein by this reference (the "Real Property") by C20240061 Deed recorded in the official records of Skagit County, Washington, under Auditor's File No. 202403030043. Grantor Skagit County acquired the Real Property with the intent of incorporating the Real Property as park property into its adjacent Big Rock Park.

Grantee Skagit Land Trust originally acquired the Real Property with internal funds and financial contributions from over 325 donors. These funds were donated with the express intent of facilitating the eventual acquisition of the Real Property by Grantor Skagit County for it to be

protected from development as a “natural” park consisting of habitat and foot-trails, and providing permanent access to and expansion of the existing Skagit County Big Rock Park.

Grantee Skagit Land Trust used these donated funds to facilitate the sale of the Real Property to Grantor Skagit County for the amount of four hundred sixty thousand dollars (\$460,000) less than its fair market value, with the reduced difference in value (the “bargain” value) of which was used by Grantor Skagit County as match funds along with other funds for an acquisition grant from the State of Washington, acting by and through the Washington State Recreation and Conservation Funding Board and the Washington State Recreation and Conservation Office (RCO). The purposes of the acquisition are to use the Real Property for public outdoor recreation purposes, such as park property, as described in that certain State of Washington Deed of Right to Use Land for Public Outdoor Recreation Purposes recorded in the official records of Skagit County, Washington, under Auditor’s File. No. 202603030043 (“Washington State Deed of Right”).

Grantor Skagit County, on behalf of itself and its successors and assigns, acknowledges and agrees to the following terms and conditions that will govern use of the Real Property:

1. Grantor shall use the Real Property exclusively for the recreation grant purposes stated in the Washington State Deed of Right.
2. Grantor shall not use or allow any use of the Real Property (including any part of it) that is inconsistent with the recreation grant purposes stated in the Washington State Deed of Right, and shall not grant or suffer the creation of any property interest that is inconsistent with the recreation grant purposes stated in the Washington State Deed of Right or otherwise approved in writing by Washington State and Grantee Skagit Land Trust.
3. Grantee Skagit Land Trust’s consent to an inconsistent use or property interest may be conditioned on its approval of substitute recreation land deemed by Grantee Skagit Land Trust to be of reasonably equivalent usefulness and location for the public outdoor recreation purposes as the Real Property prior to any inconsistent use.

Grantor Skagit County acknowledges that Grantee Skagit Land Trust would not have sold the Real Property to Grantor Skagit County for less than its fair market value unless Grantor Skagit County agreed to the restrictions stated in paragraphs 1, 2 and 3 above. The restrictions stated in paragraphs 1, 2 and 3 shall run with the land, and be binding upon Grantor Skagit County, its successors and assigns, and upon any person acquiring the Real Property or any interest therein, including a leasehold interest, whether by operation of law or otherwise. In the event that Grantor Skagit County converts the Real Property to an inconsistent use, Grantor Skagit County agrees to enter into a similar agreement with Grantee Skagit Land Trust that binds the substitute real property approved by Grantee Skagit Land Trust to the same restrictions. The agreements and restrictions stated in this Notice of Land Trust Grant Participation and Funding Restriction may be enforced by Grantee Skagit Land Trust, a Washington nonprofit corporation, and by its successors and assigns.

**GRANTOR:**

Skagit County, a Washington municipal corporation

**BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON**

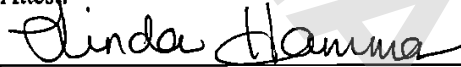


\_\_\_\_\_  
Ron Wesen, Chair

  
\_\_\_\_\_  
Peter Browning, Commissioner

  
\_\_\_\_\_  
Joe Burns, Commissioner

Attest:



\_\_\_\_\_  
Clerk of the Board

Authorization per Resolution R20160001:

\_\_\_\_\_  
County Administrator

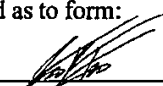
Recommended:



\_\_\_\_\_  
Department Head

Approved as to form:

3/4/26

  
\_\_\_\_\_  
Civil Deputy Prosecuting Attorney

XX  
XX  
XX  
XX  
XX

Approved as to indemnification:

Marylouber  
Risk Manager

Approved as to budget:

Lisha Yegor  
Budget & Finance Director

STATE OF WASHINGTON }  
}

ss.

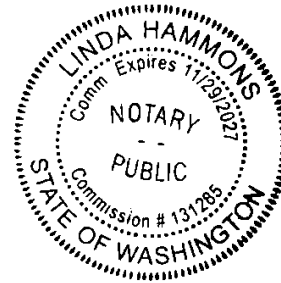
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Ron Wesen, Peter Browning and/or Joe Burns, are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Commissioners of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

DATED this 16 day of March, 2026.

(SEAL)

Notary Public  
Print name: Linda Hammons  
Residing at: Skagit County  
My appointment expires: 11-29-2027



**GRANTEE:**

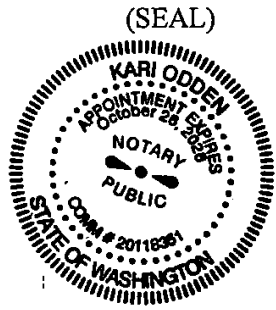
Skagit Land Trust, a Washington non-profit corporation

By: Warren Walz  
Title: President  
Dated: Oct 24, 2025

STATE OF WASHINGTON }  
  } ss.  
COUNTY OF SKAGIT }

I certify that I know or have satisfactory evidence that Warren Walz, as the President of Skagit Land Trust, a Washington non-profit corporation, is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he executed the forgoing instrument as his duly authorized free and voluntary act for the uses and purposes herein mentioned.

DATED this 24 day of October, 2025.



Kari Odden  
Notary Public  
Print name: Kari Odden  
Residing at: Mount Vernon, WA 9  
My appointment expires: 10/26/2028

**EXHIBIT A****Legal Description of the Real Property**  
(NOTICE OF LAND TRUST PARTICIPATION AND FUNDING RESTRICTION)

Property Address: 22433 Mount Vernon Big Lake Road, Mount Vernon, WA 98274  
Tax Parcel Number(s): P27651, P27655, P27660 and P27661

## Property Description:

## PARCEL A (P27651):

That portion of the West 1/2 of the Northeast 1/4 of Section 23, Township 34 North, Range 4 East, W.M., lying Westerly of the Big Lake-Clear Lake County Road and lying North of a line drawn due East from a point on the West line of the Southwest 1/4 of the Northeast 1/4 of said Section, that is 833.36 feet North of the Southwest corner thereof.

## PARCEL B (P27661):

Lot A, Revised Sho11 Plat No. 8-79, approved and recorded February 15, 1979 in Book 3 of Short Plats, page 71, under Auditor's File No. 896771; being a portion of the East 1/2 of the Northwest 1/4 and a portion of the Northeast 1/4 of the Southwest 1/4, Section 23, Township 34 North, Range 4 East, W.M.

## PARCEL C (P27655 &amp; P27660):

Lot B, Revised Short Plat No. 8-79, approved and recorded February 15, 1979 in Book 3 of Short Plats, page 71, under Auditor's File No. 896771; being a portion of the East 1/2 of the Northwest 1/4 and a portion of the Northeast 1/4 of the Southwest 1/4, Section 23, Township 34 North, Range 4 East, W.M.,

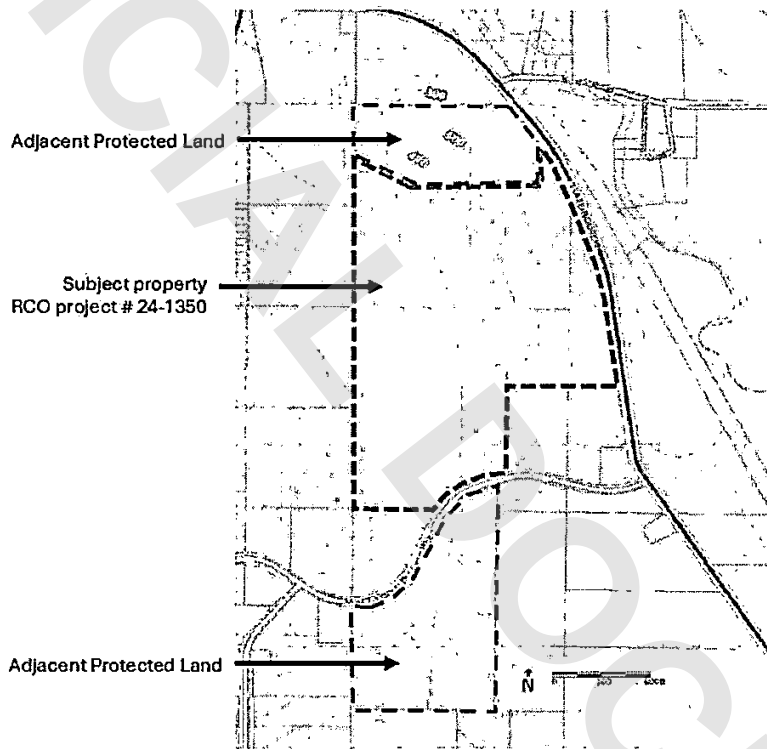
EXCEPT that portion of Lot B conveyed to Skagit Land Trust by deed recorded January 3, 1996, under Auditor's File No. 9601030052, described as follows:

Beginning at the Northwest corner of said Tract "B", which is also the Northwest corner of said subdivision; thence South 1°31'29" West along the West line of said Tract "B", a distance of 340.05 feet; thence South 56°43'17" East, a distance of 397.23 feet; thence North 89°59'47" East, a distance of 850.03 feet; thence North 0°00'00" East, a distance of 256.71 feet, more or less, to the Southwesterly right of way line of State Highway No. 9; thence Northwesterly along said right of way line, a distance of 345.99 feet, more or less, to the North line of said Tract "B"; thence North 88°36'27" West, a distance of 967.22 feet, more or less, to the point of beginning,

ALSO EXCEPT that portion of Lot B conveyed to Merle L. Eells and Sylvia L. Pratt, husband and wife, by deed recorded November 5, 1999, under Auditor's File No. 199911050064, described as that portion of said Lot B lying within the Northeast Quarter of the Southwest Quarter of said Section 23, Township 34 North, Range 4 East, W.M.

All Situate in the County of Skagit, State of Washington

**EXHIBIT B**  
**(NOTICE OF LAND TRUST PARTICIPATION AND FUNDING RESTRICTION)**  
**Real Property Depiction**



RCO project number and name; 24-1350, BIG ROCK ACQUISITION  
Project Sponsor; SKAGIT COUNTY  
Date of Map Preparation; SEPT 5, 2025