



201704130067

Skagit County Auditor \$79.00  
4/13/2017 Page 1 of 7 2:01PM

Upon Recording, Please Return To:  
Washington Recreation and Conservation Office  
P.O. Box 40917  
Olympia, WA 98504-0917  
Attn: Marc Dubioski

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 13 2017

Amount Paid \$  
Skagit Co. Treasurer  
By *Marc Dubioski* Deputy

GUARDIAN NORTHWEST TITLE CO.

11313A

**DEED OF RIGHT TO USE LAND FOR  
SALMON RECOVERY PURPOSES**

Grantor: City of Seattle acting by and through Seattle City Light Department

Grantee: STATE OF WASHINGTON, acting by and through the WASHINGTON  
STATE SALMON RECOVERY FUNDING BOARD and the  
WASHINGTON STATE RECREATION AND CONSERVATION  
OFFICE, including any successor agencies.

Abbreviated  
Legal

Description: Section 31, Township 33 North, Range 11 East; Pin. Gov't Lot 1, Skagit  
County, Washington State.

More particularly described in Exhibit "A" (Legal Description), and as  
depicted in Exhibit "B" (Property Map).

Assessor's  
Property Tax

*P18482*

*STR*


Parcel Number(s): P 18982, Skagit County

Reference Numbers of Documents Assigned or Released: None.

The Grantor enters this Deed for and in consideration of monies coming in whole or in part from the Salmon Recovery Funding Board Account. Such grant is made pursuant to the Project Agreements entered into between the Grantor and the Grantee entitled Upper Skagit Watershed Habitat Protection, Project Number 13-1576 signed by the Grantor on the 18<sup>th</sup> day of December, 2013 and by the Grantee on the 31<sup>st</sup> day of December, 2013, supporting materials which are on file with the Grantor and the Grantee in connection with the Project Agreements.

The Grantor hereby conveys and grants to the Grantee as the representative of the people of the State, the right to enforce the following duties: The Grantor shall take such reasonable and feasible measures as are necessary to protect the Real Property as described in Exhibit A: Legal Description, in perpetuity. Such measures shall be consistent with the purposes in the Project Agreement, including protecting, preserving, restoring and/or enhancing the habitat functions on the Real Property, which includes riparian habitat. This habitat supports or may support priority species or groups of species including but not limited to Chinook.

1. The Grantor shall allow public access to the Property as provided in the Project Agreement. Such access shall be subject to the restrictions allowed under the Project Agreement, by written agreement with the Grantee, or under state law. This provision is not intended to prevent reasonable access or use restrictions that are necessary for safe and effective management of the property consistent with salmon recovery purposes and the Project Agreement.
2. The Grantor shall allow access by the Grantee to inspect the Real Property for compliance with the terms of this Deed and the applicable Project Agreement to which the Grantor is a signatory. Such access shall be subject to the restrictions, if any, allowed under the Project Agreement, by written agreement with the Grantee, or under state law. The Grantor warrants it has and shall maintain the legal right and means to reach the property.
3. Without prior written consent by the Grantee or its successors, through an amendment to the Project Agreement or the process set forth below, the Grantor shall not use or allow any use of the Real Property (including any part of it) that is inconsistent with the salmon recovery purposes herein granted and as stated in the Project Agreement. The Grantor shall also not grant or suffer the



creation of any property interest that is inconsistent with the salmon recovery purposes herein granted and as stated in the Project Agreement.

Grantee's consent to an inconsistent use or property interest under this Deed shall be granted only to the extent permitted by law and upon the following three conditions, which ensure the substitution of other eligible land. The conditions are: (1) the substitute salmon recovery land must be of reasonably equivalent habitat qualities, characteristics and location for the salmon recovery purposes as the Real Property prior to any inconsistent use; (2) the substitute salmon recovery land must be of at least equal fair market value to the Real Property at the time of Grantee's consent to the inconsistent use; and (3) the fair market value of the Real Property at the time of the Grantee's consent to the inconsistent use shall not take into consideration any encumbrances imposed on or alterations made to that land as a result of the original state grant and other grants if such encumbrances or alterations reduce the value of the Real Property from what it would be without them.

For purposes of this Deed, the Project Agreement includes any amendments thereto that occurred prior to or may occur subsequent to the execution of this Deed.

This Deed contains covenants running with the land and shall be binding upon the Grantor, its successors and assigns, and upon any person acquiring the Property, or any portion thereof, or any interest therein, including a leasehold interest, whether by operation of law or otherwise. If the Grantor sells all or any portion of its interest, the new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be subject to applicable covenants and requirements under the Deed.

This Deed may not be removed or altered from the Real Property unless specific approval has been granted by the Washington State Recreation and Conservation Office and/or the Washington State Salmon Recovery Funding Board or its successors.

The Washington State Recreation and Conservation Office and the Salmon Recovery Funding Board and/or its successors shall each have a separate and independent right to enforce the terms of this Deed.

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REMAINDER OF PAGE IS INTENTIONALLY BLANK; SIGNATURE PAGES FOLLOW

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**GRANTOR:**

City of Seattle acting by and through Seattle City Light Department

By: *Callan Tom Shaw for L. Best*

Name: Lynn Best

Title: Chief Environmental Officer, Seattle City Light

Dated this 3<sup>rd</sup> day of April, 2017

STATE OF WASHINGTON )

) SS

COUNTY OF KING )

I certify that I know or have satisfactory evidence that Lynn Best is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledge it as the Environmental Affairs and Real Estate Division Director for the Sponsor, City of Seattle and to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

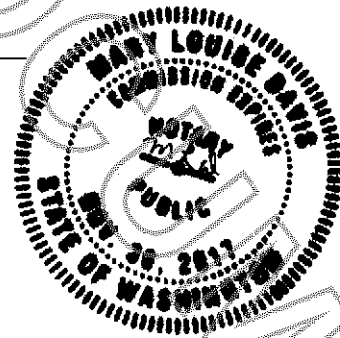
Dated: April 3<sup>rd</sup> 2017

Signed: *Mary Louise Davis*

Printed Name: Mary Louise Davis

Notary Public in and for the State of Washington,  
residing in Edmonds, WA.

My commission expires November 30, 2017



*SR*



Exhibit A: Legal Description

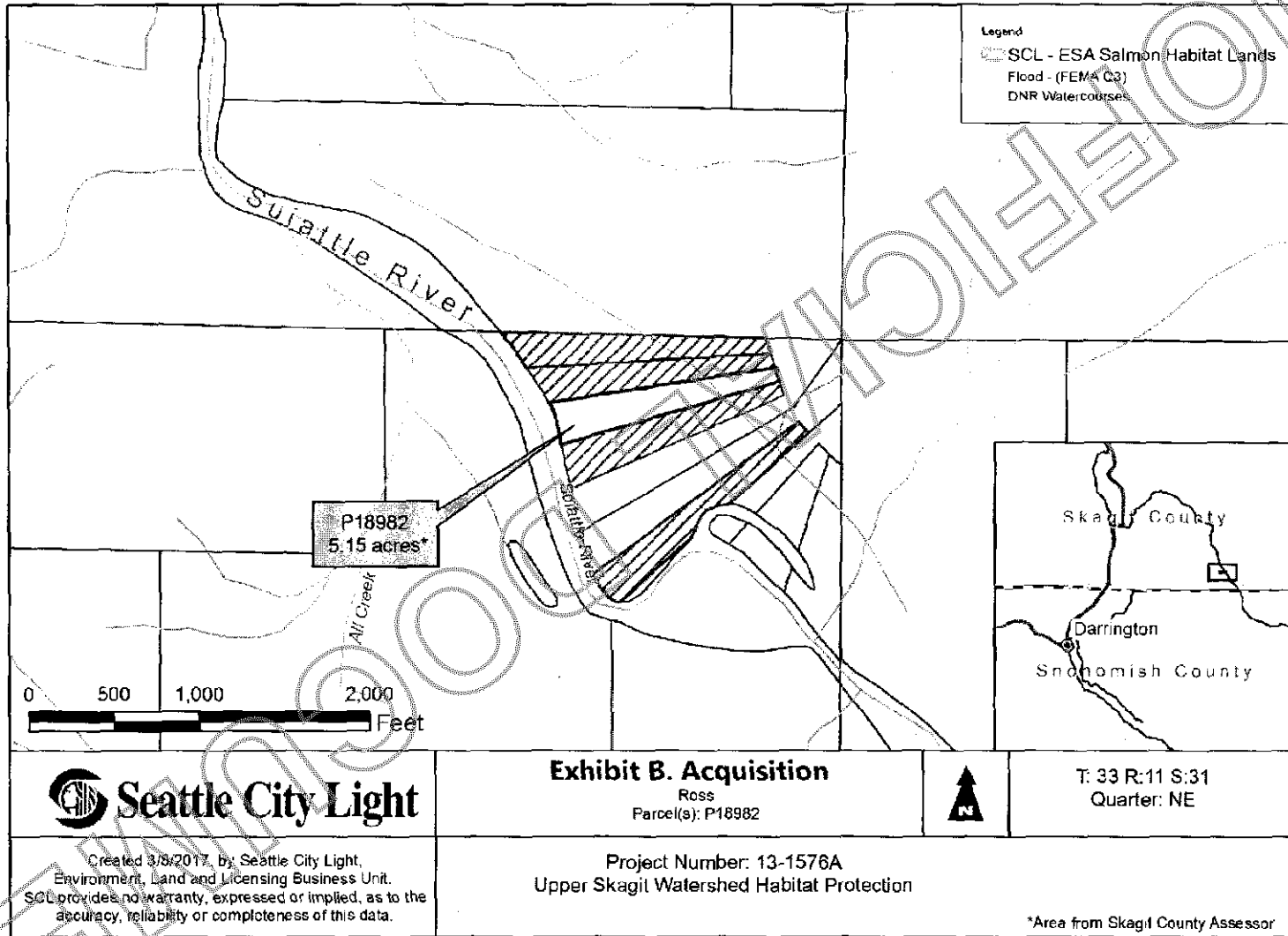
Real property in the County of Skagit, State of Washington, described as follows:

That portion of Government Lot 1, Section 31, Township 33 North, Range 11 East of the Willamette Meridian, described as follows:

Commencing at a point on the North line of said Section 31 which bears, North 89°50'42" West a distance of 434.54 feet from the Northeast corner of said section 31; thence South 17°44'36" East a distance of 173.84 feet to the point of beginning; thence South 17°44'36" East a distance of 86.92 feet; thence South 73°20' West 1400 feet, more or less, to the Suiattle River; as shown in Exhibit A of Deed recorded October 10, 2016, under Skagit County Auditor's File No. 201610100121; thence Northwesterly along said river to a point lying South 80°30' West of the point of beginning; thence North 80°30' East 1500 feet, more or less, to the point of beginning;

(Being known as Parcel 3 of an unrecorded 5-acre parcel map dated November 1, 1972 and prepared by Heiber and Crossman).

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UNOFFICIAL