

After Recording Return to:
Whidbey Camano Land Trust
765 Wonn Road, C-201
Greenbank, WA 98253

06/18/2015 09:19:22 AM
Recording Fee \$75.00 Page 1 of 4
Agreement
Island County Washington

4380399



Document Title: Notice of Grant Agreement

Filer: Whidbey Camano Land Trust

Legal Description:

Abbreviated form: Portions of Gov't Lots 2, 3 and 4, Sec 17, T33N, R2E, EWM.

Additional legal: See Exhibits A and B.

Assessor's Tax Parcel Numbers: R23317-511-2140; R23317-521-1800; R23317-527-2670; R23317-506-3460; and R23317-473-1010

Notice of Grant Agreement

Whidbey Camano Land Trust, a Washington not for profit corporation, acquired a certain real property, hereinafter referred to as the "Property," located in Island County, State of Washington, by Statutory Warranty Deeds, dated December 23, 2009, and recorded under Island County Auditor's File Numbers 4265856 and 4265857, more particularly described in Exhibits A and B (Legal Description) attached hereto and made part hereof.

The Whidbey Camano Land Trust, hereinafter referred to as "Land Trust" is a subrecipient of certain grant funds from the North American Wetland Conservation Act ("NAWCA") pursuant to a "Site Specific Agreement" between Land Trust and Ducks Unlimited, Inc., hereinafter referred to as "DU," entered into on February 24, 2015, and identified as DU Project: US-WA-260-1, *Dugwalla Bay Match Acquisition*, and US-WA-261-1, *Dugwalla Flats Wetland Enhancement*, hereinafter referred to as the "Sub-recipient Agreement". The purpose of the Sub-recipient Agreement is to support certain land acquisitions identified in the *Skagit Lowlands Conservation Collaborative* for which DU received funding through the Grant Assistance Award Agreement No. F12AP00343 from the U.S. Fish and Wildlife Service (USFWS), dated May 3, 2012, hereinafter referred to as "Grant Agreement". The purpose of the Sub-recipient Agreement and the Grant Agreement is to conserve wetland habitats with an emphasis on the protection and restoration of the Skagit River's floodplain and estuarine wetlands for the benefit of waterfowl, migratory birds and other fish, wildlife and plant species/communities.

The Property is committed as match for the Skagit Lowlands Conservation Collaborative project, and is subject to the terms and conditions of the Grant Agreement, a copy of which is available at the offices of DU (17800 SE Mill Plain Blvd., Suite 120, Vancouver, WA 98683) and Land Trust (765 Wonn Road, C201, Greenbank, WA 98273). Land Trust is placing this Notice of Grant Agreement on record as confirmation of its obligation as set forth in the Grant Agreement, its incorporated project proposal and the purposes of the Skagit Lowlands Conservation Collaborative project, unless Land Trust is relieved of its obligations by the USFWS. The interest in real property, or any portion of the interest in real property, shall not be sold, transferred, pledged, or otherwise disposed of or further encumbered without obtaining the prior written approval of the USFWS.

In witness whereof the Land Trust has set its hand and seal this 18 day of June, 2015.



Whidbey Camano Land Trust,
a Washington 501(c)3 organization

By: _____

Patricia Powell
Executive Director

STATE OF WASHINGTON)
) SS.
COUNTY OF ISLAND)

On this 18 day of June, 2015, before me personally appeared Patricia Powell, to me known to be Executive Director of the Whidbey Camano Land Trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public

My Commission Expires: May 11, 2019

Residence: Corporation, WA Island Co.

EXHIBIT A

Property Description

LOT 1

THAT PORTION OF THE EAST 850 FEET OF GOVERNMENT LOT 4 AND THAT PORTION OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;
THENCE S02°37'30"E, ALONG THE WEST LINE OF SAID SECTION 17, FOR 1324.53 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4;
THENCE N87°19'51"E, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4, FOR 454.80 FEET TO THE WEST LINE OF THE EAST 850 FEET OF SAID GOVERNMENT LOT 4;
THENCE N02°42'48"W, ALONG SAID WEST LINE, FOR 205.00 FEET TO THE POINT OF BEGINNING;
THENCE N84°15'53"E FOR 851.18 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 4;
THENCE N69°48'24"E FOR 366.94 FEET;
THENCE N42°55'42"E FOR 462.16 FEET;
THENCE N01°00'15"W TO THE NORTH LINE OF SAID GOVERNMENT LOT 3 AND THE TERMINUS OF SAID LINE;

EXCEPT THAT PORTION OF SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON, LOCATED IN FRONT OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING EAST OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M.;
THENCE SOUTH A DISTANCE OF 1098.7 FEET;
THENCE NORTH 76°08' EAST A DISTANCE OF 467 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE NORTH 540 FEET TO THE TERMINUS OF SAID LINE.

TOGETHER WITH SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON, LOCATED IN FRONT OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, SAID TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M.;
THENCE SOUTH A DISTANCE OF 1098.7 FEET;
THENCE NORTH 76°08' EAST A DISTANCE OF 467 FEET;
THENCE NORTH A DISTANCE OF 540 FEET;
THENCE NORTH 46° WEST A DISTANCE OF 632 FEET, MORE OR LESS TO THE POINT OF BEGINNING;

ALSO TOGETHER WITH SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON, LOCATED IN FRONT OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE CORNER COMMON TO SAID SECTIONS 7, 8, 17 AND 18;
THENCE SOUTH 46° EAST A DISTANCE OF 632 FEET;
THENCE NORTH A DISTANCE OF 210 FEET;
THENCE NORTH 63°55' WEST A DISTANCE OF 510 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,

ALSO TOGETHER WITH THAT PORTION OF SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON, LOCATED IN FRONT OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING EAST OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M.;
THENCE SOUTH A DISTANCE OF 1098.7 FEET;
THENCE NORTH 76°08' EAST A DISTANCE OF 467 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE NORTH 540 FEET TO THE TERMINUS OF SAID LINE.

SITUATE IN ISLAND COUNTY, WASHINGTON. Subject to matters of record.

EXHIBIT B
Legal Description of Property - Tidelands

Parcel 5:

Second class tidelands as conveyed by the State of Washington, located in front of Government Lot 3, Section 17, Township 33 North, Range 2 E.W.M.;

EXCEPT therefrom that portion as described in Deed recorded June 20, 1986, in Auditor's File No. 86007224, records of Island County, Washington;

ALSO EXCEPT therefrom that portion as described in deed recorded December 31, 1990 in Auditor's File No. 900023677, records of Island County, Washington.

Situate in the County of Island, State of Washington.

Parcel 6:

Tidelands of the second class, described as:

Beginning at a point which is 18.031 chains North and 43.58 chains West of the meander corner of Sections 16 and 17, Township 33 North, Range 2 E.W.M.;

thence North 25°9' East 20.332 chains;

thence North 73°34.5' West 6 chains;

thence South 25°9' West to a point which bears North 87°30' West of the point of beginning, a distance of 6 chains;

thence South 87°30' East to point of beginning.

ALSO: Beginning at a point which is 18.031 chains North and 43.58 chains West of the meander corner of Sections 16 and 17, Township 33 North, Range 2 E.W.M.;

thence North 25°9' East 12.66 chains;

thence South 64°51' East 6 chains;

thence South 25°9' West to a point which bears South 68°6' East of the point of beginning, a distance of 6 chains;

thence North 68°6' West to a point of beginning.

Situate in the County of Island, State of Washington.

Parcel 7:

All that portion of the former Charles H. Hunter Oyster Claim, fronting on Sections 16 and 17, Township 33 North, Range 2 East, W.M., as deeded by the State of Washington to Charles H. Hunter by deed filed in Volume 22 of Deeds page 371, records of Island County, Washington, lying between property described in Treasurer's deed under Auditor's File No. 55426, in Volume 3 of Deeds, Page 8, and Treasurer's deed under Auditor's File No. 67545, in Volume 3 of Deeds, Page 380.

Situate in the County of Island, State of Washington.