

Ret Snohomish County
Property Management
3000 Rockefeller, MS 404
Everett, WA 98201



200012220804

12/22/2000 04:45 PM Snohomish
P.0008 RECORDED County

200012220804

Unofficial Document

**DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS
ACCOMMODATION ONLY**

Grantor Snohomish County, a political subdivision of the State of Washington
Grantee Public
Cascade Land Conservancy
Abbreviated Legal Ptn Sections 30, 31 & 32, Township 27 N , Range 6 EWM
Additional Legal(s) on page 4
Assessor's Tax Parcel Number(s) 27063000302000, Ptn 27063100200300, 27063200200200, & 270600200500
CTE Billing No: (T-36433811)

This declaration is made this date by Snohomish County, a political subdivision of the State of Washington, which is the owner of present or future interests in that certain real property located in Snohomish County, Washington, commonly known as the Lloyd Family Farmstead property, which is legally described on Exhibit A, attached hereto and incorporated herein, as "Fee Property", and does not include (a) retained timber rights on that portion of the Fee Property legally described on Exhibit B, attached hereto and incorporated herein, as "Timber Rights Interest Portion of the Fee Property", and subject to (b) a retained life estate on that portion of the Fee Property legally described on Exhibit C, attached hereto and incorporated herein, as "Remainder Interest Portion of the Fee Property "

Snohomish County finds that the Lloyd Family Farmstead property possesses ecological, historical and open space features, including a historic homesite, important to present and future citizens of Snohomish County and meets the criteria for open space land provided for in RCW 84 34 200 The purpose of this declaration is to ensure that the Lloyd Family Farmstead property be retained forever predominantly in its open space and historical condition and to prevent any use of the property that will significantly impair or interfere with the open space, wildlife habitat, and historical values of the property

Snohomish County hereby declares that all of the real property described in Exhibit A shall be held, sold, and conveyed subject to the following restrictions, covenants, and conditions, which shall inure to the benefit of the public and be enforceable on behalf of the public by Cascade Land Conservancy, a Washington nonprofit corporation, or its successor, through injunction or demand for specific performance, and shall burden the real property described in Exhibit A and shall pass with the property and each and every lot therein, and shall bind the owners of the property and

owners of each and every lot therein, their legal representatives, grantees, heirs, successors and assigns, in perpetuity

- 1 The historic homesite on the subject property, in particular the cabin, shall be reasonably maintained and preserved in its current and historic condition, provided, however, that the owner of the subject property has no duty of replacing the cabin should it be significantly damaged or destroyed through fire, flood or other act of nature
- 2 Any use or activity on the subject property or improvements to the subject property shall be limited to those which are passive in nature and meet the requirements and intent of RCW 84 34 200- 220 Passive improvements include, but are not limited to, trails, interpretive centers, viewpoints, picnicking facilities, access, restrooms, and landscaping Active recreational development includes, but is not limited to, ball fields, use by motorized vehicles, playgrounds, swimming pools, and recreation centers, and is not allowed
- 3 Any new utility lines installed on the subject property shall be located underground
- 4 Any use or activity on the subject property that causes or is likely to cause significant surface alteration (such as excavation or removal of minerals), soil degradation or erosion, or significant pollution of any surface or subsurface waters is not allowed
- 5 The draining, filling, dredging, or diking of the wetland areas on the subject property is not allowed, provided, however, that activities that directly support the restoration of habitat for species native within the Bear Creek basin, and performed in conformance with all applicable laws, are allowed
- 6 The forested areas of the subject property, in which Snohomish County owns timber rights either as of the date of this Declaration or thereafter, shall be maintained in a manner that protects soil stability and water quality and promotes wildlife habitat The clear-cutting or high-grading of trees located on the subject property is not allowed
- 7 The dumping or disposal of wastes, refuse and debris on the subject property is not allowed

IN WITNESS WHEREOF, Snohomish County has executed this Declaration this 20th day of December 2000

for
SNOHOMISH COUNTY *Executive*
Bob Drenth

Gary Weikel

Gary Weikel, Deputy Executive

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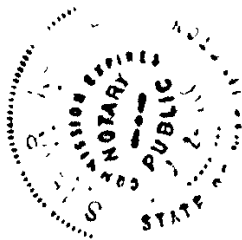
Acknowledged

CASCADE LAND CONSERVANCY

By _____

Its _____

Unofficial Document



STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

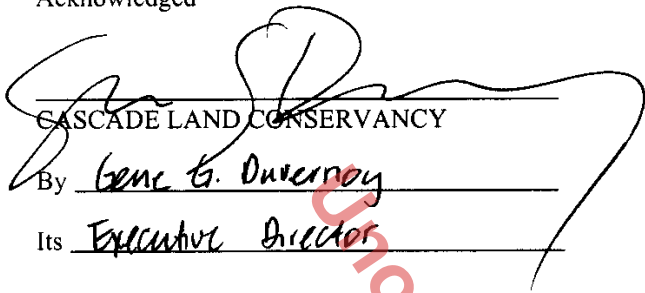
On this 20th day of December, 2000, before me personally appeared Sheri Kelley, to me known to be the Executive Director of SNOHOMISH COUNTY, the entity that executed the foregoing instrument, and acknowledge said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath state she/he is authorized to execute said instrument on behalf of Snohomish County

IN WITNESS WHEREOF I have hereunto set my hand and affixed by official seal the day and year first above written,

Sheri Kelley
Sheri Kelley (print)
NOTARY PUBLIC in and for Washington
Residing at Everett WA
My commission expires 12-24-2001

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Acknowledged



 CASCADE LAND CONSERVANCY
 By Gene G. Overmoy
 Its Executive Director

STATE OF WASHINGTON)
) ss
 COUNTY OF SNOHOMISH)

On this ____ day of _____, 2000, before me personally appeared _____, to me known to be the _____ of SNOHOMISH COUNTY, the entity that executed the foregoing instrument, and acknowledge said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath state she/he is authorized to execute said instrument on behalf of Snohomish County

IN WITNESS WHEREOF I have hereunto set my hand and affixed by official seal the day and year first above written,

 _____ (print)
 NOTARY PUBLIC in and for Washington
 Residing at _____
 My commission expires _____

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EXHIBIT A**Legal Description for "Fee Property"****PARCEL A**

THAT PORTION OF THE E ½ OF THE E ½ OF THE SE ¼ OF THE SW ¼ OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 6 EAST, W M , LYING SOUTH OF COUNTY ROAD, AND ALL OF THE SE ¼ OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 6 EAST, W M

EXCEPT COUNTY ROAD, WITH THE S ¼ CORNER OF SAID SECTION BEING 2844 64 FEET EAST OF THE SW CORNER OF SAID SECTION 30 AND 2741 82 FEET WEST OF THE SE CORNER OF SAID SECTION 30, AS PER CORRECTED JUDGMENT AFTER APPEAL ENTERED JUNE 18, 1971, UNDER SNOHOMISH COUNTY SUPERIOR COURT CASE NUMBER 91943

PARCEL B

NE ¼ OF SW ¼ OF SECTION 31, TOWNSHIP 27 NORTH, RANGE 6 EAST, W M

PARCEL C

THE N ½ OF THE SE ¼ AND THE SE ¼ OF THE SE ¼, ALL IN SECTION 31, TOWNSHIP 27 NORTH, RANGE 6 EAST, W M ,

EXCEPT COUNTY ROAD

PARCEL D

THE NE ¼ OF SECTION 31, TOWNSHIP 27 NORTH, RANGE 6 EAST, W M AND GOVERNMENT LOT 2 AND THE SE ¼ OF THE NW ¼ OF SECTION 31, TOWNSHIP 27 NORTH, RANGE 6 EAST, W M ,

EXCEPT COUNTY ROAD

PARCEL E

THE W ½ OF THE NW ¼ OF SECTION 32, TOWNSHIP 27 NORTH, RANGE 6 EAST, W M ,
EXCEPT THE COUNTY ROAD, AND

TOGETHER WITH THE N ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 32, TOWNSHIP 27 NORTH, RANGE 6 EAST, W M ,

EXCEPT THE COUNTY ROAD

PARCEL F

BEGINNING AT THE SW CORNER OF THE SE ¼ OF THE NW ¼ OF SECTION 32, TOWNSHIP 27 NORTH, RANGE 6 EAST, W M ,
THENCE NORTH 89° 14' 10" EAST ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 32 FOR 66 74 FEET,
THENCE NORTH 2° 11' 48" WEST FOR 68 38 FEET,

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THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 349 42 FEET AND SUBTENDING AN ANGLE OF 28°48' 12" FOR A DISTANCE OF 175 66 FEET,
 THENCE NORTH 31°00' WEST FOR 42 92 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SE ¼ OF THE NW ¼,
 THENCE SOUTH 1°36'35" EAST ALONG SAID WEST LINE FOR 272 70 FEET TO POINT OF BEGINNING,

TOGETHER WITH THAT PORTION OF THE NORTH 660 FEET OF THE NE ¼ OF THE SW ¼ OF SECTION 32, TOWNSHIP 27 NORTH, RANGE 6 EAST, W M , DESCRIBED AS FOLLOWS

BEGINNING AT THE NW CORNER OF THE NE ¼ OF THE SW ¼,
 THENCE SOUTH 1°36'35" EAST ALONG THE WEST LINE OF SAID NE ¼ OF THE SW ¼ FOR 660 09 FEET,
 THENCE NORTH 89°14' 10" EAST FOR 76 50 FEET,
 THENCE NORTH 2°11'48" WEST FOR 660 21 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID NE ¼ OF THE SW ¼,
 THENCE SOUTH 89°14' 10" WEST FOR 66 74 FEET TO THE POINT OF BEGINNING

PARCEL G

A PORTION OF THE SE ¼ OF THE NW ¼ AND A PORTION OF THE NE ¼ OF THE SW ¼, ALL IN SECTION 32, TOWNSHIP 27, RANGE 6 EAST, W M , DESCRIBED AS FOLLOWS

BEGINNING AT THE NE CORNER OF SAID NE ¼ OF THE SW ¼,
 THENCE SOUTH 1°34'00" EAST ALONG THE EAST LINE THEROF FOR 660 06 FEET TO THE SOUTH LINE OF THE NORTH 660 0 FEET OF SAID NE ¼ OF THE SW ¼,

THENCE SOUTH 89°14' 10" WEST ALONG THE SOUTH LINE THEROF FOR 1208 10 FEET TO THE TRUE POINT OF BEGINNING,
 THENCE CONTINUE SOUTH 89°14' 10" WEST FOR 30 01 FEET,
 THENCE NORTH 2°11'48" WEST FOR 728 59 FEET,
 THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 349 42 FEET AND CONSUMING A CENTRAL ANGLE OF 28°48' 12" FOR 175 66 FEET,
 THENCE NORTH 31°00'00" WEST FOR 42 92 FEET TO THE WEST LINE OF SAID SE ¼ OF THE NW ¼,
 THENCE NORTH 1°36'35" WEST ALONG THE WEST LINE THEREOF FOR 61 14 FEET,
 THENCE SOUTH 31°00'00" EAST FOR 96 21 FEET,
 THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 379 42 FEET AND CONSUMING AN ANGLE OF 28°48' 12" FOR 190 74 FEET,
 THENCE SOUTH 2°11'48" EAST FOR 729 34 FEET TO THE TRUE POINT OF BEGINNING,

SITUATE IN THE COUNTY OF SNOHOMISH IN THE STATE OF WASHINGTON

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EXHIBIT B**Legal Description for
"Timber Rights Interest Portion of the Fee Property"**

THAT PORTION OF PARCEL B DESCRIBED AS NE 1/4 OF SW 1/4 of SECTION 31,
TOWNSHIP 27 NORTH, RANGE 6 EAST, W M

THAT PORTION OF PARCEL C DESCRIBED AS N 1/2 OF SE 1/4 AND SE 1/4 OF SE 1/4, ALL
IN SECTION 31, TOWNSHIP 27 NORTH, RANGE 6 EAST, W M ,

EXCEPT COUNTY ROAD

THAT PORTION OF PARCEL D DESCRIBED AS S 1/2 OF NE 1/4, SE 1/4 OF NW 1/4,
GOVERNMENT LOT 2, AND NW 1/4 OF NE 1/4, IN SECTION 31, TOWNSHIP 27 NORTH,
RANGE 6 EAST, W M ,

EXCEPT THE NORTH 292 FEET OF NW 1/4 OF NE 1/4,

AND EXCEPT THE NORTH 330 FEET OF SE 1/4 OF NE 1/4,

AND EXCEPT COUNTY ROAD

SITUATE IN THE COUNTY OF SNOHOMISH IN THE STATE OF WASHINGTON

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EXHIBIT C

**Legal Description for
"Remainder Interest Portion of the Fee Property"**

THAT PORTION OF THE NE ¼ OF THE NE ¼ OF SECTION 31 LYING SOUTH AND WEST OF PARADISE LAKE ROAD AND THE NORTH 330 FEET OF THE SE ¼ OF NE ¼ OF SECTION 31, TOWNSHIP 27 NORTH, RANGE 6 EAST, W M , SITUATE IN THE COUNTY OF SNOHOMISH IN THE STATE OF WASHINGTON

Official Document

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