

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON**

IN THE MATTER OF:

RESOLUTION NO. 25-165

ESTABLISH COVENANT FOR CLAQUATO CHURCH
PROPERTY

WHEREAS, Lewis County assumed ownership of parcel No. 018520000000 via a Quit Claim Deed recorded with the Lewis County Auditor on December 9, 1948, under File No. 451768; and

WHEREAS, parcel No. 018520000000 is located on Water Street, off of Highway 6 in Chehalis, Washington; and

WHEREAS, the brief legal description for the property is Section 02, Township 13N, Range 03W, PT L.H. Davis DLC being VAC Lots 9 & 10 BLK 3 Claquato, Claquato Church; and

WHEREAS, the property includes the Claquato Church, which was built in 1858 and is one of the oldest-standing churches in Washington state; and

WHEREAS, Lewis County wishes to prevent any future development that would result in the destruction, loss or damage to the Claquato Church.

NOW THEREFORE BE IT RESOLVED Lewis County hereby approves the attached covenant for parcel No. 018520000000 and authorizes the Chair of the Board of County Commissioners - or the Vice Chair in his absence - to sign the same.

DONE IN OPEN SESSION this 10th day of June, 2025.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

David Bailey
By: David Bailey,
Chief Civil Deputy Prosecuting Attorney

Absent
Scott J. Brummer, Chair

ATTEST:



Lindsey R. Pollock, DVM
Lindsey R. Pollock, DVM, Vice Chair

Rieva Lester, CMC
Rieva Lester, CMC,
Clerk of the Lewis County Board of
County Commissioners

Sean D. Swope
Sean D. Swope, Commissioner

EXHIBIT

“A”

LEGAL DESCRIPTION

A parcel of land 0.37 acres in size, commonly known as the Claquato Church property, being Lots 9 and 10, Block 3, Claquato, Section 2, Township 13 North, Range 3 West, and formerly a portion of the L.H. Davis Donation Land Claim, Tax Lot 4, vacated part SW $\frac{1}{4}$ NE $\frac{1}{4}$, Willamette Meridian, as recorded in Deed Book "G" at page 364, Records of Lewis County, Washington.

AFTER RECORDING RETURN TO:

Lewis County
351 NW North Street
Chehalis, Washington 98532

DECLARATION OF COVENANT

Grantor: Lewis County

Grantee: Lewis County

Abbreviated Legal Description: 02-13N-03W (the full legal description is set forth on the attached Exhibit "A").

Parcel No.: 018520000000.

Lewis County, a political subdivision of the State of Washington, (herein "Grantor"), as grantor herein and owner in fee simple of the land described hereinbelow, hereby declares this covenant and places the same on record.

Pursuant to that certain Quit Claim Deed recorded in the Official Records of the Lewis County Auditor on December 9th, 1948, as file number 451768, Grantor is the owner in fee simple of that certain real property situated in Lewis County, State of Washington, as described in Exhibit "A" attached hereto (herein "Property").

Grantor is required by the land use standards of Lewis County, as codified in Chapter 17.142 of the Lewis County Code (Ordinance 1292 of 2018), and the growth management provisions of RCW 36.70A to abstain from permitting any land use that would result in the destruction, loss, or damage of any historic feature of major importance. It is the purpose of this Declaration of Covenant to prevent any future development that would result in the destruction, loss, or damage to the improvement that currently exists upon the Property, which is that certain building constructed in 1858 and referred to as the "Claquato Church" in the United States Register of Historic Places and the Washington State Heritage Register, in accordance with the requirements of Chapter 17.142 of the Lewis County Code and RCW 36.70A or as may be amended.

NOW, THEREFORE, Grantor agrees and covenants that said Grantor and its successors and assigns will not engage in nor permit any development that would result in the destruction, loss, or damage to the improvement known as the Claquato Church upon the Property. This covenant shall run with the land and shall be binding upon all parties having any right, title, or interest in the Property or any part thereof, and shall inure to the benefit of each owner thereof. Nothing in this Declaration shall be construed to prohibit the Grantor or successor in title to the Property from making repairs, alterations, and additions reasonably necessary for the preservation, restoration, rehabilitation, strengthening, or continued use of the Claquato church that complies with RCW 19.27.120 or as may be amended.

DATED this 10th day of June, 2025

LEWIS COUNTY

By: Lindsey R. Allock, OAM

Name: Lindsey R. Allock, OAM

Title: Vice Chair, Lewis County Board of County Commissioners
DECLARATION OF COVENANT
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STATE OF WASHINGTON)
) ss.
County of Lewis)

This record was acknowledged before me on June 10, 2025, by Lindsey R. Pollock
as BoCC Vice Chair of Lewis County.



Rieva Lester

Notary Public in and for the State of Washington
residing at Winlock, WA
My Commission expires: 8-8-2026

BOCC AGENDA ITEM SUMMARY

Resolution: 25-165

BOCC Meeting Date: June 10, 2025

Suggested Wording for Agenda Item:

Agenda Type: Deliberation

Establish covenant for Claquato Church property

Contact: Rieva Lester

Phone:

Department: BOCC - Board of County Commissioners

Description:

Establish covenant for Claquato Church property

Approvals:

User	Status
PA's Office	Pending

Publication Requirements:

Publications:

Additional Copies:

Cover Letter To: