



201407180079

Skagit County Auditor

\$72.00

7/18/2014 Page

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1:55PM

WHEN RECORDED RETURN TO

Seth McNeil
12140 Chinook Drive
Burlington, WA 98233

CHICAGO TITLE
500014610

FILED FOR AND RECORDED AT THE REQUEST OF

IMPORTANT REAL PROPERTY DOCUMENT - DO NOT DISCARD
SNOHOMISH COUNTY "RIGHT TO FARM" DISCLOSURE STATEMENT

Name of Transferor: Matt VarhaugName of Transferee: Seth McNeil

Legal Description of Property (Must include abbreviated legal description here; may attach addendum if needed.):

Lot 26, Westview Acres Subdivision, according to the plat thereof, recorded in Volume 7 of Plats, Page 35, records of Skagit County, Washington.
Situate in Skagit County, Washington

Assessor's Property Tax Parcel/Account Number P70270**A. INSTRUCTIONS:**

1. This Disclosure Statement must be provided to the Transferee whenever there is a transfer of (1) real property designated as farmland or (2) real property adjacent to or within 1300 feet of designated farmland. This Disclosure Statement applies to transfers by sale, exchange, gift, real estate contract, lease with option to purchase, any other option to purchase, or any other means of transfer (except transferees made by testamentary provisions or the laws of descent).
2. The Transferor must provide the Transferee a copy of this Disclosure Statement prior to closing.
3. The Transferor must record a copy of this Disclosure Statement, showing an acknowledgment of receipt executed by the Transferee, with the Snohomish County Auditor prior to closing.
4. Fill in the names of the Transferor (Seller) and the Transferee (Buyer) prior to recording this form.

B. DISCLOSURE:

Your real property is adjacent to, or within 1300 feet of designated farmland; therefore, you may be subject to inconveniences or discomforts arising from agricultural activities INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL OR ORGANIC FERTILIZERS, SOIL AMENDMENT, HERBICIDES AND PESTICIDES, HOURS OF OPERATION, AND OTHER AGRICULTURAL ACTIVITIES. Snohomish County has adopted a Right to Farm Ordinance which may affect you and your land. A copy of said ordinance, Chapter 32.15 SCC, may be obtained from Snohomish County.

Agricultural activities conducted on designated farmlands in compliance with acceptable agriculture practices and established prior to surrounding non-agricultural activities are presumed to be reasonable and shall not be found to constitute a nuisance unless the activities have a substantial adverse effect on the public health and safety.

This disclosure applies to the real property which is subject to a development or building permit as of the date of the development or building permit approval or, in the case of real property transfers, the disclosure applies to the subject property as of the date of the transfer. This disclosure may not be applicable thereafter if areas designated farmland are changed from the farmland designation. Nothing in chapter 32.15 SCC shall affect or impair any right to sue for damages.

C. NOTE TO CLOSING AGENT

Transferee and Transferor authorize and direct Closing Agent to record this Disclosure Statement with the Snohomish County Auditor before closing. The copy to be recorded must bear (1) an acknowledgment of receipt executed by the Transferee and (2) the signature of a witness.

Matt Varhaug
(Transferor)

Seth McNeil
(Transferee)

RECEIPT ACKNOWLEDGMENT AND WITNESS SIGNATURE

Seth McNeil ("Transferee") acknowledges receipt of this Snohomish County

Right to Farm Disclosure Statement from Matt Varhaug (Transferor).
Dated this 17 day of June 2014

Signature of Transferee Seth McNeil
Print Name of Transferee

By _____

Witnessed by

Signature of Witness Kimberly Bremner
Name Kimberly Bremner
Address _____
Date 7/17/14

NOTE: The above "Witness" section must be completed for this Disclosure to be legally valid. A real estate agent or licensee who is involved in the transaction may act as a witness and is permitted to complete the above "Witness" section.