

COPY



201412300086

When recorded return to:
Richard Hasslinger
Pick and Pluck, Inc. 401(k) Plan fbo Richard
Hasslinger #21437-QP08

Skagit County Auditor
12/30/2014 Page 1 of 3 3:34PM \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022637

CHICAGO TITLE
620022637

DOCUMENT TITLE(S)

Skagit County Right to Manage Natural Resource Lands Disclosure

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: _____

Additional reference numbers on page _____ of document

GRANTEE:

Pick and Pluck, Inc. 401(k) Plan fbo Richard Hasslinger #21437-QP08 and Pick and Pluck, Inc. 401(k)
Plan fbo Kristine Hasslinger #21539-PA08

GRANTOR:

Matthew L. Ballard, An unmarried person as his separate estate

ABBREVIATED LEGAL DESCRIPTION

PTN SE NE & SE NW, 04-33-03

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P15391 / 330304-2-002-0206 and P15386 / 330304-1-002-0000

Additional Tax Accounts are on page _____ of document

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.019 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

UNOFFICIAL

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 4, 2014
between RealTrust IRA Alternative, fbo Richard RealTrust IRA Alternative, fbo Kristine ("Buyer")
Buyer Buyer
and Matthew Ballard ("Seller")
Seller Seller
concerning 18383 Best Rd. Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such Incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

[Signature] 12/4/14
Buyer IRA Holder Date
[Signature] 12/4/14
Buyer IRA Holder Date
Read & approved.

D8FE7730-32C4
Matthew Ballard by MB 12/5/2014
12/5/2014 8:58:38 AM
Seller Date
Seller Date

RIA FBO: Richard Hasslinger 401K Acct# 21537QPD8

RIA FBO: Kristine Hasslinger 401K Acct# 21539PA08

By: Dana Gross Date: 12/4/14
Dana Gross Its Authorized Signatory

By: Dana Gross Date: 12/4/14
Dana Gross Its Authorized Signatory



EXHIBIT "A"

Order No.: 620022637

For APN/Parcel ID(s): P15391 / 330304-2-002-0206 and P15386 / 330304-1-002-0000

That portion of the Southeast Quarter of the Northwest Quarter of Section 4, Township 33 North, Range 3 East of the Willamette Meridian, lying Easterly of the Easterly line of the county road known as Chilberg Road;

EXCEPT the South 429.23 feet thereof;

ALSO, that portion of the Southwest Quarter of the Northeast Quarter of Section 4, Township 33 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Northeast Quarter;
thence East along the South line of said subdivision a distance of 149.0 feet, more or less, to the Easterly line of an existing ditch;
thence Northerly along the Easterly line of said existing ditch to a point on the North line of said subdivision a distance of 102.5 feet East of the Northwest corner thereof;
thence West along the North line of said subdivision a distance of 102.5 feet to the Northwest corner thereof;
thence South along the West line of said Southwest Quarter of the Northeast Quarter to the Southwest corner thereof and the point of beginning.

Situated in Skagit County, Washington.



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\$74.00