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Skagit County Auditor

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2/18/2015 Page

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1 11:33AM

## WHEN RECORDED RETURN TO

Name Philip L. Guyton and Linda S. Guyton  
Address 4722 Mount Baker Loop  
City, State, Zip Mount Vernon, WA 98273

FILED FOR AND RECORDED AT THE REQUEST OF Chicago Title

6020020690

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

Name of Transferor: Skagit Highland Homes, LLC

Name of Transferee: Philip L. Guyton and Linda S. Guyton

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

Lot 30 Skagit Highlands Div. II

Assessor's Property Tax Parcel/Account Number PI24250, 4887-000-030-0000

**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 transfers 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 Skagit 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. Skagit 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 Skagit 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 Skagit 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.

\_\_\_\_\_  
(Transferor) (Transferee)

**RECEIPT ACKNOWLEDGMENT AND WITNESS SIGNATURE**

Philip L Guyton and Linda S. Guyton ("Transferee") acknowledges receipt of this Skagit County Right to Farm Disclosure Statement from Skagit Highland Homes, LLC (Transferor).

Dated this 12 day of Feb 2015.

Signature of Transferee

Print Name of Transferee

By

Its

Witnessed by:

Signature of Witness

Name DEANNE E. KRUEGER

Address 16919 - 114th AVE NE LAKE STEVENS

Date Feb 12, 2015

**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.