

When recorded return to:  
Kenneth W. Vague, Jr. and LaDonna R. Vague  
40720 May Creek Road  
Gold Bar WA 98251



201507100037

Skagit County Auditor \$75.00  
7/10/2015 Page 1 of 4 11:31AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St.  
Mount Vernon, WA 98273

Escrow No.: 620024385

**CHICAGO TITLE**  
**620024385**

**COPY**  
**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

**GRANTOR(S)**

Lou Ann Toeppen, Unmarried, as her separate estate

Additional names on page \_\_\_\_\_ of document

**GRANTEE(S)**

Kenneth W. Vague, Jr. and LaDonna R. Vague, a married couple

Additional names on page \_\_\_\_\_ of document

Additional names on page \_\_\_\_\_ of document

**ABBREVIATED LEGAL DESCRIPTION**

PTN NW SW, 23-33-05 Tax/Map ID(s):

Complete legal description is on page 3 of document

**TAX PARCEL NUMBER(S)**

P18233 / 330523-3-002-0100

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 36.18.010 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

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

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 27, 2015

between Kenneth W Vague Jr LaDonna R Vague ("Buyer")  
Buyer Buyer  
and Lou Ann Toeppen ("Seller")  
Seller Seller  
concerning 28253 Lake Cavanaugh Road Mount Vernon WA 98274 (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.

Authentisign  
Kenneth W Vague Jr 05/27/2015  
Buyer 05 5:11:53 PM Date

*[Signature]* 5/28/2015  
Seller Date

Authentisign  
LaDonna R Vague 05/27/2015  
Buyer 05 6:14:36 PM Date

Seller Date

## EXHIBIT "A"

Order No.: 620024385

For APN/Parcel ID(s): P18233 / 330523-3-002-0100

---

Parcel "A":

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East Willamette Meridian, lying North of the Lake Cavanaugh County Road, described as follows:

Beginning at the West 1/4 corner of said Section 23, from which the Southwest corner of said Section 23 is South 0° 05' 39" West, 2628.55 feet; thence North 88° 25' 17" East along the North line of said Southwest 1/4 of Section 23, 1104.72 feet to the true point of beginning; thence continue North 88° 25' 17" East along said North line 170.07 feet to the Northeast corner of said Northwest 1/4 of the Southwest 1/4 of Section 23; thence Southerly along the East line of said Northwest 1/4 of the Southwest 1/4 of Section 23, 535.0 feet, more or less, to the Northerly margin of said Lake Cavanaugh Road; thence Westerly along said Northerly margin, 172 feet, more or less, to a point that is South 0° 05' 39" West from the true point of beginning; thence North 0° 05' 39" East parallel with said West line of the Southwest 1/4 of Section 23, 511.0 feet, more or less, to the true point of beginning. (Also known as Tract "B" of Short Plat No. 62-72, approved September 27, 1972.)

EXCEPT railroad right of way, AND EXCEPT that portion, if any, thereof lying within the boundaries of the following described tract:

Beginning at a point on the East line of said Northwest 1/4 of the Southwest 1/4, 500 feet North of the Southeast corner of said subdivision; thence due North along the East line of said subdivision, a distance of 320 feet; thence North 77° 00' West, a distance of 554 feet; thence South 41° 30' West, a distance of 187 feet; thence South 65° 00' East, a distance of 732 feet to the point of beginning.

Situated in Skagit County, Washington.

Parcel "B":

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East Willamette Meridian, lying Northerly of the Lake Cavanaugh Road, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 23, thence North 89° 05' 37" East along the North line of said subdivision, a distance of 1080.54 feet to the true point of beginning; thence continue North 89° 05' 37" East, a distance of 22.78 feet, more or less, to the West line of a tract of land conveyed to James Gremmert, by Deed recorded October 30, 1973 under Auditor's File No. 792705, Records of Skagit County, Washington; thence South 0° 05' 39" West along the West line of said Gremmert Tract, a distance of 495.24 feet, more or less, to a point 30 feet Northerly (as measured at right angles) from the centerline of the existing Lake Cavanaugh Road; thence North 76° 42' 33" West along the Northerly boundary of said road, a distance of 31.54 feet, more or less, to a point that is South 1° 01' 30" West of the point of beginning; thence North 1° 01' 30" East, parallel with the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 23, a distance of 487.71 feet, more or less, to the true point of beginning.

**EXHIBIT "A"**

(continued)

EXCEPT railroad right of way, AND EXCEPT that portion, if any, thereof lying within the boundaries of the following described tract:

Beginning at a point on the East line of said Northwest 1/4 of the Southwest 1/4, 500 feet North of the Southeast corner of said subdivision; thence due North along the East line of said subdivision, a distance of 320 feet; thence North  $77^{\circ} 00'$  West, a distance of 554 feet; thence South  $41^{\circ} 30'$  West, a distance of 187 feet; thence South  $65^{\circ} 00'$  East, a distance of 732 feet to the point of beginning.

Situated in Skagit County, Washington.