

When recorded return to:
Sean Powell and Angela Fraser-Powell
14846 Jefferson Street
Anacortes, WA 98221



Skagit County Auditor \$74.00
7/30/2015 Page 1 of 3 3:28PM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023993

CHICAGO TITLE
620023993

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)

William K. Jones and Sharon P. Jones, husband and wife

Additional names on page _____ of document

GRANTEE(S)

Sean Powell and Angela Fraser-Powell, Husband and Wife

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): 17 Dawn Add Tax/Map ID(s):

Complete legal description is on page _____ 3 _____ of document

TAX PARCEL NUMBER(S)

P73370 and 4103-000-017-0009

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

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

The following is part of the Purchase and Sale Agreement dated June 21, 2015
between Sean C Powell Angela Fraser-Powell ("Buyer")
Buyer Buyer
and William Jones Sharon P Jones ("Seller")
Seller Seller
concerning 14246 Jefferson Anacortes WA 98221 (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 resources, 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
Sean Powell 06/30/2015
Buyer
7/30/2015 8:11:24 PM Date
Angela Fraser-Powell 07/02/2015
Seller
7/2/2015 9:29 PM Date

Authentisign
William Jones 7/5/2015
Seller
7/6/2015 8:13:08 PM Date
Sharon P Jones 7/5/2015
Seller
7/6/2015 9:55:11 AM Date

EXHIBIT "A"

Order No.: 620023993

For APN/Parcel ID(s): P73370 and 4103-000-017-0009

PARCEL A:

Lot 17, DAWN ADDITION, FIDALGO CITY, according to the plat thereof recorded in Volume 7 of Plats, page 49, records of Skagit County, Washington;

TOGETHER WITH that portion of the North Half of vacated Bayview Street that would attach to said property by operation of law;

PARCEL B:

A non-exclusive easement for beach rights and ingress and egress thereto as granted and conveyed by instrument recorded July 16, 1971, under Auditor's File No. 755474, records of Skagit County Washington;

EXCEPT that portion thereof, if any, of the West 27 feet of Lots 14 and 22, inclusive, Block 187, Map of Fidalgo City, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington, described in said easement that may lie beyond the line of ordinary high tide, or the meander line, whichever is furthest out;

AND ALSO EXCEPT any portion of the East 48 feet of vacated Washington Street described in said easement which may lie beyond the line of mean low tide.

Situate in Skagit County, Washington