



201508270088

Skagit County Auditor

\$74.00

8/27/2015 Page

1 of

3 1:35PM

WHEN RECORDED RETURN TO:
Lee Ann Hedman and Cynthia L. Abell
402 Burrows Lane
Sedro Woolley, WA 98284

COPY

Chicago Title Insurance Company

425 Commercial Street, Mount Vernon, Washington 98273

DOCUMENT TITLE(s)

1. Skagit County Right-to-Manager Natural Resources Lands Disclosure
- 2.
- 3.

CHICAGO TITLE
620025008

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

Additional numbers on page _____ of the document

GRANTOR(s):

1. The Estate of Jack R. Moore, Sr., deceased
2. Sharon L. Moore
- 3.

Additional names on page _____ of the document

GRANTEE(s):

1. Lee Ann C. Hedman
2. Cynthia L. Abell
- 3.

Additional names on page _____ of the document

ABBREVIATED LEGAL DESCRIPTION:

Lot A, Skagit County Short Plat No. 41-75 and Ptn RR Row

Complete legal description is on page _____ of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

P23362 / 340401-0-070-0034

(sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature _____

This cover sheet is for the County Recorder's indexing purposes only.
The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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

The following is part of the Purchase and Sale Agreement dated August 10, 2015
between Lee Ann Ann Hedman Cynthia L. Abell ("Buyer")
Buyer Buyer
and Jack Moore Sharon Moore ("Seller")
Seller Seller
concerning 12374 N Front Street Clear Lake WA 98235 (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.

Lee Ann Hedman 8-10-15
Buyer Date

Cynthia L. Abell 8-10-15
Buyer Date

Authentication
Jack Moore 8/11/2015
8/11/2015 12:29:37 PM Seller Date

Authentication
Sharon Moore 8/11/2015
8/11/2015 12:28:27 PM Seller Date

EXHIBIT "A"

Order No.: 620025008

For APN/Parcel ID(s): P23362 / 340401-0-070-0034

PARCEL 1:

Tract A, SKAGIT COUNTY SHORT PLAT NO. 41-75, approved September 23, 1975, and recorded September 30, 1975, in Volume 1 of Short Plats, page 66, under Auditor's File No. 824201, records of Skagit County, Washington; being a portion of Government Lot 6, Section 1, Township 34 North, Range 4 East of the Willamette Meridian.

PARCEL 2:

That portion of the East 50 feet of the real estate described as Tract X below lying between the North and South boundaries of Tract A, Skagit County Short Plat No. 41-75, approved September 23, 1975, and recorded September 30, 1975, in Volume 1 of Short Plats, page 66, under Auditor's File No. 824201, records of Skagit County, Washington; being a portion of Government Lot 6, Section 1, Township 34 North, Range 4 East of the Willamette Meridian, extended Westerly 50 feet, more or less, to the center line of the real estate described below as Tract X,

TRACT X:

That portion of Government Lots 2 and 6, Section 1, Township 34 North, Range 4 East of the Willamette Meridian, and that portion of the Southwest Quarter of the Southeast Quarter and of the East Half of the Southwest Quarter, and of the Southeast Quarter of the Northwest Quarter, all in Section 36, Township 35 North, Range 4 East of the Willamette Meridian, in Skagit County, Washington, described as follows:

A strip of land 100.00 feet in width as conveyed to the Seattle, Lake Shore & Eastern Railway Company by instruments recorded in Volume 10 of Deeds, page 32, on January 22, 1890, and recorded in Volume 11 of Deeds, page 427, on May 12, 1890, and as conveyed to the S. & I. Railway Company by instrument recorded in Volume 37, page 227, on March 21, 1899, records of Skagit County, Washington;

EXCEPT any portion conveyed to Robert L. Mumford by instrument recorded in Volume 532 of Deeds, page 70, under Auditor's File No. 8309290021 records of Skagit County, Washington.

ALL Situated in Skagit County, Washington.