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Skagit County Auditor

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10/1/2015 Page

1 of

3

1:52PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023462

CHICAGO TITLE

620023462

DOCUMENT TITLE(S)

Skagit County Right to Manage Natural Resource Lands Disclosure

GRANTOR(S)

Sandra S. Everest, Personal Representative of the Estate of Mildred F. Everest, deceased, in accordance with Probate Case No. 12-4-00253-3, filed in the Superior Court of the State of Washington for Skagit County

☐ Additional names on page _____ of document

GRANTEE(S)

Cheryl L. Abbott Nelson and Timothy L. Nelson, a married couple

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN GOV. LOT 4, 12-34-01

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P19244 / 340112-0-026-0005

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**

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 15, 2015

between Cheryl L. Abbott Nelson Timothy L. Nelson ("Buyer")
Buyer Buyer
and Estate of Mildred F Everest ("Seller")
Seller Seller
concerning 5675 Campbell Lake Rd 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 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.

Cheryl L. Nelson 8/15/15
Buyer Date

Tim Nelson 8/15/15
Buyer Date

Sandra F Everest
Seller Date

Seller Date

EXHIBIT "A"

Order No.: 620023462

For APN/Parcel ID(s): P19244 / 340112-0-026-0005

That portion of Government Lot 4 in Section 12, Township 34 North, Range 1 East W.M., described as follows:

Commencing on the South line of the County Road as it existed on April 19, 1933 at a point 40 rods West of the East line of said Government Lot 4;

Thence North 200 feet;

Thence East 200 feet;

Thence South 200 feet;

Thence West 200 feet to the POINT OF BEGINNING;

TOGETHER WITH the following described parcel:

Beginning at a point 460 feet West and 790 feet South of the Northeast corner of Government Lot 4, Section 12, Township 34 North, Range 1 East, W.M., which point is the Southeast corner of the main body of Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 93-060, as recorded in Volume 11 of Short Plats, page 54, under Auditor's File No. 9401180147, records of Skagit County, Washington;

Thence North 86 degrees 55'50" West along the South line of the main body of said Lot 2, a distance of 195 feet, more or less, to an existing fence; Thence North 0 degrees 24'26" East along said fence, a distance of 54.22 feet; Thence South 87 degrees 44'46" East, a distance of 194.89 feet to a point on the East line of said main body of Lot 2 which is 57.00 feet from the Southeast corner thereof; Thence South 0 degrees 24'26" West along said East line, a distance of 57.00 feet to the point of beginning of this description.

EXCEPT that portion, if any, within the West 660 feet of said Government Lot 4;

AND EXCEPT County road;

AND ALSO EXCEPT that portion conveyed to Skagit County by Deed filed under Auditor's File No. 507474, records of Skagit County, Washington.

AND ALSO EXCEPT that portion, if any, lying South of the county road.

Situated in Skagit County, Washington.