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Mount Vernon, WA 98273



201511120113  
Skagit County Auditor \$75.00  
11/12/2015 Page 1 of 3 3:51PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON  
425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620024981

CHICAGO TITLE  
620024981

**COPY**

**DOCUMENT TITLE(S)**

Skagit County Right To Manage Natural Resource Lands Disclosure

**GRANTOR(S)**

Eduard Ostapchuk and Anna Ostapchuk

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

**GRANTEE(S)**

Jacob Reid Poolman and Tiffany Marie Poolman

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

**ABBREVIATED LEGAL DESCRIPTION**

Lot(s): PTN LOT 13 LWL CO'S SAMISH RIVER ACREAGE PLAT NO 1 Tax/Map ID(s):

Complete legal description is on page 3 of document

**TAX PARCEL NUMBER(S)**

P68642 / 3989-001-013-0309

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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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 05, 2015  
between Jacob Reid Poolman Tiffany Marie Poolman ("Buyer")  
Buyer Buyer  
and Eduard and Anna Ostapchuk ("Seller")  
Seller Seller  
concerning 9455 Chuckanut Drive Burlington WA 98233 (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.

Authentication  
Jacob Reid Poolman 08/06/2015  
Buyer 8/5 9:45:44 AM Date

Authentication  
Tiffany Marie Poolman 08/06/2015  
Buyer 8/5 5:09:14 PM Date

Authentication  
Eduard Ostapchuk 08/08/2015  
Seller 8/8/2015 2:36:36 PM Date

Authentication  
Anna Ostapchuk 08/08/2015  
Seller 8/8/2015 2:08:26 PM Date

## EXHIBIT "A"

Order No.: 620024981

For APN/Parcel ID(s): P68642 / 3989-001-013-0309

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That portion of Lot 13, L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, according to the plat thereof recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said tract a distance of 300 feet North of its Southeast corner; thence Southwesterly in a straight line, which if extended would intersect the South line of said tract a distance of 300 feet West of its Southeast corner, to the Easterly line of the state highway; thence Northwesterly along said highway line to a point a distance of 137 feet Northwesterly (measured at right angles) from the last described line; thence Northeasterly parallel with said line to the East line of said Tract 13; thence South to the point of beginning;

EXCEPT the Southeasterly 30 feet;

ALSO, that portion of Tract 13, of L.W.L. Co's Samish River Acreage, Plat No. 1, according to plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of said Tract 13, which point bears North 03°22'50" West a distance of 33.11 feet from the Southeast corner of the Northwest Quarter of Section 24, Township 35 North, Range 3 East of the Willamette Meridian; thence North 03°22'50" West along the East line of said Tract 13 a distance of 340.83 feet to the Northeast corner of that certain parcel of land conveyed to William F. Learned by deed recorded under Auditor's File No. 375160, records of Skagit County, Washington; thence South 43°54'39" West along the Northwesterly line of said Learned Tract a distance of 191.45 feet to the true point of beginning; thence continue South 43°54'39" West a distance of 156.37 feet to the Northeasterly boundary of Chuckanut Drive; thence South 44°06'45" East along said Chuckanut Drive a distance of 1.38 feet; thence North 45°57'18" East a distance of 156.03 feet; thence North 41°51'03" West a distance of 6.96 feet to the true point of beginning.

Situated in Skagit County, Washington.