



201512140076

When recorded return to:

Marcia Jennings
Chicago Title Company of Washington
425 Commercial St
Mount Vernon, WA 98273

Skagit County Auditor

\$75.00

12/14/2015 Page

1 of

3 11:38AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

COPY

Escrow No.: 620025889

CHICAGO TITLE
620025889

DOCUMENT TITLE(S)

Skagit County Right to Manage Natural Resource Lands Disclosure

GRANTOR(S)

Lawrence E. Stickles, Jr. and Marianne Stickles

☐ Additional names on page _____ of document

GRANTEE(S)

James W. Harrison, Trustee of the James W. Harrison Trust Dated Jan 26, 2001

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): 5 AND 6 RANCHO SAN JUAN DEL MAR SUBDIV. NO. 3

Complete legal description is on page _____ 3 _____ of document

TAX PARCEL NUMBER(S)

P68290 / 3974-000-006-0000 and P115228 / 3974-000-005-0000

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 November 13, 2015
between James W Harrison, Trustee of the James W. Harrison Trust ("Buyer")
and Lawrence E. Stickles, Jr. and Marianne Stickles ("Seller")
concerning 3559 Biz Point Road Anacortes WA 98221 (the "Property")
Dated Jan 26, 2001

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
James W Harrison 11/13/2015
Buyer 11/13/2015 1:46:45 PM Date

Authentication
Lawrence Stickles 11/13/2015
Seller 11/13/2015 5:40:49 PM Date

Authentication
Marianne Stickles 11/13/2015
Seller 11/13/2015 5:42:12 PM Date

EXHIBIT "A"

Order No.: 620025889

For APN/Parcel ID(s): P68290 / 3974-000-006-0000 and P115228 / 3974-000-005-0000

Parcel A:

That portion of Lots 5 and 6, Plate 2, Rancho San Juan Del Mar Subdivision No. 3, according to the plat thereof recorded in Volume 6 of Plats, pages 19 through 22 (inclusive), records of Skagit County, Washington, described as follows:

Commencing at the South quarter corner of Section 10, Township 34 North, Range 1 East of the Willamette Meridian, as the same is shown on the face said Plate 2, Rancho San Juan Del Mar Subdivision No. 3;
thence South 88°49'15" East 400.00 feet along the South line of said Section 10, to the true point of beginning;
thence North 16°21'44" West 71.00 feet;
thence North 0°00'00" East 50.69 feet parallel with and 25.00 feet Westerly (as measured perpendicular to) the West line of said Lot 6 to the staking line as shown on the face of said Plate 2, Rancho San Juan Del Mar Subdivision NO. 2;
thence North 82°10'25" East 25.24 feet along said staking line to the West line of said Lot 6;
thence continuing along said staking line North 58°27'00" East 75.0 feet to the East line of said Lot 6;
thence South 12°09'00" East 294.44 feet along said East line of Lot 6 to the Northerly margin of County Road No. 376 (Biz Point Road);
thence Southwesterly along the Northerly margin of said county road to a point bearing South 16°21'44" East from the point of beginning;
thence North 16°21'44" West 160.71 feet to the point of beginning.

TOGETHER WITH that portion of Lot 6 and the East 25.00 feet of Lot 5 lying Northerly of the staking line as shown on the face of said Plate 2, Rancho San Juan Del Mar Subdivision No. 3. (Also known as Parcel "A" of Survey filed August 16, 1995, in Volume 17 of Surveys, Page 97, under Auditor's File No. 9508160053.)

Situated in Skagit County, Washington

Parcel B:

That portion of Lots 5 and 6, Plate 2, Rancho San Juan Del Mar Subdivision No. 3, according to the plat thereof recorded in Volume 6 of Plats, pages 19 through 22 (inclusive), records of Skagit County, Washington, described as follows:

Commencing at the South quarter of Section 10, Township 34 North, Range 1 East of the Willamette Meridian, as the same is shown on the face said Plate 2, Rancho San Juan Del Mar Subdivision No. 3;
thence South 88°49'15" East 400.00 feet along the South line of said Section 10, to the TRUE POINT OF BEGINNING;
thence North 16°21'44" West 71.00 feet;
thence North 0°00'00" East 50.69 feet parallel with and 25.00 feet Westerly (as measured perpendicular to) the East line of Lot 5 to the staking line as shown on the face of said Plate 2, Rancho San Juan Del Mar Subdivision No. 3;
thence South 82°10'25" West 50.45 feet along said staking line to the West line of said Lot 5;
thence South 0°00'00" West 110.50 to the South line of said Section 10;
thence continue South 0°00'00" West 181.61 feet (called 179.18 on said Plat) along the West line of said

Lot 5 to the Northerly margin of County Road No. 376 (Biz Point Road);
thence Northeasterly along the Northerly margin of said County Road No. 376 to a point bearing South 16°21'44" East from the POINT OF BEGINNING;
thence North 16°21'44" West 160.71 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of said Lot 5, Plate 2, Rancho San Juan Del Mar Subdivision 3, lying Northerly of said staking line;

EXCEPT the East 25.00 feet thereof.

(Also known as Parcel "B" of Survey filed August 16, 1995, in Volume 17 of Surveys, Page 97, under Auditor's File No. 9508160053.)

Situated in Skagit County, Washington