

When recorded return to:
Adam P. Karp and Kim S. Karp
16498 Old School Trail Road
Bow, WA 98232

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026001

CHICAGO TITLE
620026001

201603010044
Skagit County Auditor
3/1/2016 Page 1 of 3 \$75.00
2:17PM

DOCUMENT TITLE(S)

Skagit County Right to Manage Natural Resources Lands Disclosure

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: _____

Additional reference numbers on page _____ of document

GRANTOR(S)

Corwin Fergus

☐ Additional names on page _____ of document

☐ Additional names on page _____ of document

GRANTEE(S)

Adam P. Karp and Kim ~~S.~~ ^{Henry} Karp

☐ Additional names on page _____ of document

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN SW NW AND NE SW, 26-36-03 AND PTN TRACT E, SURVEY 9202130038

Complete legal description is on page **3** of document

TAX PARCEL NUMBER(S)

P99148 / 360326-2-007-0100, P48340 / 360326-3-001-0008 and P119528 / 360326-1-004-0200

Additional Tax Accounts are on page _____ of document

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 11/16/15
between Adam Karp Kim Henry Karp ("Buyer")
and Coram Fergus ("Seller")
concerning 16495 Old School Trail Rd, Bow WA 98232 (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.

[Signature] 11/16/15
Buyer Date
[Signature] 11/16/15
Buyer Date
[Signature] 12/9/15
Seller Date
[Signature] 12/9/15
Seller Date

EXHIBIT A

Order No.: 620026001

For APN/Parcel ID(s): P99148 / 360326-2-007-0100, P48340 / 360326-3-001-0008 and P119528 / 360326-1-004-0200

PARCEL A:

A tract of land in the Northwest Quarter of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of said Northwest Quarter;
Thence South 89 degrees 40'13" West along the South line thereof, a distance of 658.01 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section;
Thence North 0 degrees 09'49" East along the prolongation of the West line of said Northeast Quarter of the Northeast Quarter of the Southwest Quarter, a distance of 55.41 feet;
Thence North 69 degrees 34'55" East, a distance of 702.64 feet to the East line of the Northwest Quarter;
Thence South 0 degrees 07'31" West along said East line, a distance of 296.76 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

The Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 26, Township 36 North, Range 3 East, W.M.

Situated in Skagit County, Washington.

PARCEL C:

That portion of Tract "E" of Survey Map recorded in Volume 12 of Surveys on pages 99 and 100 and filed under Auditor's File No. 9202130038, records of Skagit County in the East Half of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the center quarter section of Section 26;
Thence North along the West line of said Tract "E" also known as the Southwest Quarter of the Northeast Quarter, a distance of 396.76 feet;
Thence North 89 degrees 16'35" East parallel to the North line of said Tract "E", a distance of 150.00 feet;
Thence South 01 degrees 10'51" West parallel to the West line of said Tract "E", a distance of 531.70 feet;
Thence South 22 degrees 13'42" West, a distance of 417.66 feet to the Southwest corner of said Tract "E";
Thence North along said West line of said Tract "E" also known as the Northwest Quarter of the Southeast Quarter, a distance of 523.54 feet to the point of beginning.

Situated in Skagit County, Washington.