

**When recorded return to:**

Ryan Viers  
18903 Doty Avenue  
Torrance, CA 90504



201603180070

Skagit County Auditor

\$75.00

3/18/2016 Page

1 of

3 1:55PM

**COPY**

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026107

**CHICAGO TITLE**  
**620026107**

**DOCUMENT TITLE(S)**

Skagit County Right-To-Manage Natural Resource Lands Disclosure

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:** \_\_\_\_\_

Additional reference numbers on page \_\_\_\_\_ of document

**GRANTOR(S)**

Jedediah F. Brich and Pauline Wittebrood

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

**GRANTEE(S)**

Ryan Viers

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

**TRUSTEE**

N/A

**ABBREVIATED LEGAL DESCRIPTION**

PTN GOV. LOT 1, 26-35-09 Tax/Map ID(s):

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

**TAX PARCEL NUMBER(S)**

P44715 / 350926-0-022-0004

Additional Tax Accounts are on page \_\_\_\_\_ of document

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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 30, 2015  
between Ryan Viers ("Buyer")  
Buyer Brich ("Seller")  
Seller  
concerning 52884 Railroad Avenue Rockport WA 98283 (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  
Ryan Viers 12/30/2015  
Buyer 15 10:16:54 PM Date  
  
\_\_\_\_\_  
Buyer Date

[Signature] 12/31/2015  
\_\_\_\_\_  
Seller Date  
  
[Signature] 1/1/2016  
\_\_\_\_\_  
Seller Date

## LEGAL DESCRIPTION

**For APN/Parcel ID(s): P44715 / 350926-0-022-0004**

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### PARCEL A:

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East of the Willamette Meridian, described as follows:

Beginning at an iron pipe that marks the Northwest corner of the land conveyed to the City of Seattle by deed dated April 26, 1920, and recorded August 6, 1920, in Volume 117 of Deeds, page 626, records of Skagit County, Washington;

Thence East along the North line of said land, 51.5 feet;

Thence South 31°56'30" East 86 feet;

Thence South 58°03'30" West 68.1 feet to the Westerly line of the said City of Seattle land;

Thence North 21°00'03" West along the Westerly line of said City of Seattle land 87.6 feet to the place of beginning.

Situated in Skagit County, Washington.

### PARCEL B:

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East of the Willamette Meridian, described as follows:

Commencing at an iron pipe that marks the Northwest corner of the land conveyed to the City of Seattle by Deed dated April 26, 1920 and recorded August 6, 1920, in Volume 117 of Deeds, page 626, records of Skagit County, Washington;

Thence East along the North line of said land 51.5 feet to the point of beginning of this description;

Thence North 58°03'30" East along the same line 72.5 feet, more or less, to the City of Seattle land;

Thence South 31°56'30" East 86 feet, more or less, to the City of Seattle right of way;

Thence South 58°03'30" West 72.5 feet along said City of Seattle right of way;

Thence North 31°56'30" West 86 feet to the point of beginning.

Situated in Skagit County, Washington.