

When recorded return to:
Cherie Geerdes, Member
Lil' Buckaroo Investments LLC, a Washington
limited liability company
31698 State Route 20
Lyman, WA 98263



201603240027

Skagit County Auditor \$75.00
3/24/2016 Page 1 of 3 1:36PM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026776

CHICAGO TITLE
620026776

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)

Columbia State Bank

☐ Additional names on page _____ of document

GRANTEE(S)

Lil' Buckaroo Investments LLC, a Washington limited liability company

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): PTN LOTS 2 AND 3 LYMAN SHORT PLAT NO. 1-86 Tax/Map ID(s):

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P107765 / 350617-1-002-0500

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 12, 2016
between Lil' Buckaroo Investments LLC ("Buyer")
and undisclosed ("Seller")
concerning 31698 State Route 20 Sedro Woolley WA 98284 (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
Ma Glorice 03/12/2016
Expires 7:30:15 PM PST Date

Authentication
Chris Smith 03/12/2016
Expires 7:32:46 PM PST Date

[Signature] 3/14/16
Seller Date

EXHIBIT "A"

Order No.: 620026776

For APN/Parcel ID(s): **P107765 / 350617-1-002-0500**

PARCEL A:

Those portions of Lots 2 and 3 of Lyman Short Plat No. 1-86, recorded in Volume 7 of Short Plats, page 163, lying in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the Northeast corner of said Lot 2;
thence South 81 degrees 41'58" West along the North line thereof, a distance of 279.45 feet;
thence South 08 degrees 18'02" East, a distance of 130.00 feet to the South line of said Lot 2;
thence South 88 degrees 24'52" East, a distance of 252.98 feet to the East line of said Lot 3;
thence North 01 degrees 35'08" East along the East line of Lots 2 and 3, a distance of 176.05 feet to the point of beginning of this description.
(Also known as Revised Lot 2 of Lyman Short Plat No. 1-86).

Situated in Skagit County, Washington.

PARCEL B:

An easement for utility purposes over, under and across a 10 foot strip of land. Said 10 foot strip of land to be the Southerly 5 feet of Revised Tract 4 of Lyman Short Plat No. 1-86, and the Northerly 5 feet of Revised Tract 3 of Lyman Short Plat No. 1-86.

Situated in Skagit County, Washington.