



201604150112

When recorded return to:
Linnea M. Reddy and Matthew A. Boespflug
2008 Down Jones Way
Anacortes, WA 98221

Skagit County Auditor

\$75.00

4/15/2016 Page

1 of

3 3:22PM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026552

CHICAGO TITLE
620026552

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)

The Estate of Don L. McKee and The Estate of Billie V. McKee

☐ Additional names on page _____ of document

☐ Additional names on page _____ of document

GRANTEE(S)

Linnea M. Reddy and Matthew A. Boespflug

☐ Additional names on page _____ of document

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): 47 HORIZON HEIGHTS DIV. IV

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P108739 / 4676-000-047-0000

Additional Tax Accounts are on page _____ of document

**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 February 20, 2016
between Linnea M Reddy Matthew A Boespflug ("Buyer")
Buyer
and Estate of Don McKee Estate of Billie McKee ("Seller")
Seller
concerning 2008 Down Jones Way Anacortes WA 98221 (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
Matthew A Boespflug 02/20/2016
Buyer 4:22:07 PM PST Date
Authentication
Linnea M Reddy 02/20/2016
Buyer 4:20:46 PM PST Date

Authentication
Greg McKee, Personal Representative 02/22/2016
2/22/2016 2:29:00 PM PST Date
Seller
Authentication
Jeff M Wilson, Personal Representative 02/22/2016
2/22/2016 3:12:08 PM PST Date
Seller

EXHIBIT A

Order No.: 620026552

For APN/Parcel ID(s): P108739 / 4676-000-047-0000

Lot 47, "PLAT OF HORIZON HEIGHTS DIVISION NO. IV", as per plat recorded in Volume 16 of Plats, pages 105 and 106, records of Skagit County, Washington.

Situated in Skagit County, Washington