

When recorded return to:
Matt R. Kononen and Tawnya D. Kononen
28706 South Skagit Highway
Sedro Woolley, WA 98284



Skagit County Auditor \$75.00
5/27/2016 Page 1 of 3 3:48PM

POOR
COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027190

CHICAGO TITLE
620027190

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)

John Allen

Additional names on page _____ of document

GRANTEE(S)

Matt R. Kononen and Tawnya D. Kononen

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN NE NE AND NW NE, 35-35-05 Tax/Map ID(s):

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P40690 / 350535-1-005-0105 and P40688 / 350535-1-004-0007

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

The following is part of the Purchase and Sale Agreement dated April 16, 2016

between Matt R Kononen Jawuya D Kononen ("Buyer")
and John Allen ("Seller")
concerning 28706 South Skagit Hwy Sedro Woolley WA 98284 (the "Property")

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 1/4 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.

Authentic
Matt R Kononen 04/16/2016
BUYER 12-19-08 FWP01
Date
Authentic
Jawuya D Kononen 04/16/2016
BUYER 12-19-08 FWP01
Date

John Allen 4/16/16
Seller Date

Seller Date

EXHIBIT "A"

Order No.: 620027190

For APN/Parcel ID(s): P40690 / 350535-1-005-0105 and P40688 / 350535-1-004-0007

PARCEL A:

That portion of the North Half of the Northeast Quarter of Section 35, Township 35 North, Range 5 East, W.M., lying Southerly of the County Road known as South Skagit Highway, described as follows:

Beginning at the intersection of the North line of Section 35 and the West line extended North, of that certain tract of land conveyed to Eddie Savage and Viola M. Savage, husband and wife, by deed recorded September 2, 1970, under Auditor's File No. 743119, the point of beginning;
Thence West along the North line of Section 35 to the centerline of the former Puget Sound & Cascade Railway right of way;
Thence Easterly along the centerline of said railway right of way 300 feet, more or less to the West line of the aforementioned Savage tract;
Thence North along the West line of the aforementioned Savage tract to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the North Half of the Northeast Quarter of Section 35, Township 35 North, Range 5 East, W.M., lying Southerly of the County Road known as South Skagit Highway, described as follows:

Beginning at a point on the North line of Section 35, 300 feet West of the intersection of the North line of Section 35 and the West line extended North, of that certain tract of land conveyed to Eddie Savage and Viola M. Savage, husband and wife, by deed recorded September 2, 1970, under Auditor's File No. 743119, the point of beginning;
Thence South parallel to the East line of Section 35 to the centerline of the former Puget Sound & Cascade Railway right of way;
Thence Westerly along the centerline of said railway right of way to a point 300 feet West, as measured at right angles, to the East line of the tract herein described;
Thence parallel to the East line of Section 35 to the North line of Section 35;
Thence East along the North line of Section 35 to the point of beginning.

Situated in Skagit County, Washington.