

When recorded return to:
Timothy Campbell and Tanika Campbell
6907 Carolina Street
Anacortes, WA 98221



201606090061

Skagit County Auditor

\$75.00

6/9/2016 Page

1 of

3 3:33PM

COPY

CHICAGO TITLE
620027138

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)

Robert Dell Collins & Kristen C Hoffbuhr

☐ Additional names on page _____ of document

GRANTEE(S)

Timothy & Tanika Campbell

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): 13-16 Unit(S): Block: 24 TOWNSHIP OF GIBRALTER

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P102310 / 4109-024-016-0005

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 April 24, 2016

between Timothy Campbell Tanika Campbell ("Buyer")
Buyer Buyer
and Robert Dell Collins Kristen C Hoffbuhr ("Seller")
Seller Seller
concerning 6907 Carolina Street 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
Timothy Campbell 04/24/2016
Buyer 2:45:52 PM PDT Date

Authentication
Tanika Campbell 04/24/2016
Buyer 2:30:29 PM PDT Date

Authentication
[Signature] 04/24/2016
Seller 6:26:26 PM PDT Date

Authentication
Kristen C Hoffbuhr 04/24/2016
Seller 6:37:23 PM PDT Date

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620027138

For APN/Parcel ID(s): **P102310 / 4109-024-016-0005**

PARCEL A:

Lots 13, 14, 15 and 16, Block 24, PLAT OF THE TOWNSHIP OF GIBRALTER, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington,

TOGETHER WITH those portions of Georgia Street and Nebraska Street, described as follows:

Beginning at the Northeast corner of said Lot 13, Block 24;
thence North along the Northerly extension of the East line of said Lot 13 a distance of 50 feet to the centerline of Georgia Street;
thence West along the centerline of Georgia Street a distance of 140 feet to the centerline of Nebraska Street;
thence South along the centerline of Nebraska Street a distance of 350 feet to the South line of said Block 24 extended West;
thence East along the said Westerly extension of said Block 24 a distance of 20 feet;
thence North parallel to the centerline of Nebraska Street a distance of 160 feet to a point which intersects the Westerly extension of the South line of Lots 13 through 16 of said Block 24 extended West;
thence East along said Westerly extension a distance of 20 feet to the Southwest corner of Lot 16 of said Block 24;
thence North along the West line of said Lot 16 to the Northwest corner thereof;
thence East along the North line of said Block 24 to the point of beginning;

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, under and across the following described tract:

The North 80 feet of Carolina Street lying between Block 4 and Block 24 of PLAT OF THE TOWNSHIP OF GIBRALTER, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington, extended from the centerline of Nebraska Street to the centerline of Dakota Street, EXCEPT the North 20 feet thereof, lying adjacent to Lots 17 through 32 of said Block 24;

Situated in Skagit County, Washington.