

When recorded return to:  
Joel P. McFarlane and Nicole A. Case  
P.O. Box 43  
Marblemount, WA 98267



201606100065  
Skagit County Auditor \$76.00  
6/10/2016 Page 1 of 4 11:39AM

**COPY**

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027705

CHICAGO TITLE  
620027705

**DOCUMENT TITLE(S)**

Skagit County Right to Manage Natural Lands Disclosure

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

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

**GRANTOR(S)**

Erica L. Bozarth

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

**GRANTEE(S)**

Joel P. McFarlane and Nicole A. Case

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

**ABBREVIATED LEGAL DESCRIPTION**

PTN GOV. LOT 4, 13-35-10 AND PTN GOV. LOT 2 12-35-10 Tax/Map ID(s):

Complete legal description is on page 3 of document

**TAX PARCEL NUMBER(S)**

P45126 / 351012-0-025-0012 and P45232 / 351013-0-036-0000

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 36.16.010 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 5-25-16 ☒  
between Joseph McFarlane ☒ Nicole E. A. Case ("Buyer")  
and Erica Bozarth ☒ ("Seller")  
concerning NHIV ☒ St. Rt 20 ☒ (the "Property")  
Marblemount, WA 98267

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.

Joseph McFarlane ☒ 5/25/16 Nicole E. A. Case ☒ 5/25/16  
Buyer Date Seller Date  
Erica Bozarth ☒ 5-25-16 \_\_\_\_\_  
Buyer Date Seller Date

## EXHIBIT "A"

Order No.: 620027705

**For APN/Parcel ID(s): P45126 / 351012-0-025-0012 and P45232 / 351013-0-036-0000**

---

Parcel A:

That portion of Tract A, if any, lying within the following described Tract:

1. Part of Lot 4, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point where the center line of the county road intersects the North line of Lot 4;  
Thence Southwesterly along the center line of said road 454 feet to the place of beginning of this description;  
Thence Northeasterly along the center line of said country road, 130 feet;  
Thence Northerly in a straight line 145 feet to the North line of said Lot 4;  
Thence Westerly along said North line of Lot 4, 150 feet, to the East line of the Roy Dickinson property;  
Thence Southerly along the East line of the Roy Dickinson property to the place of beginning.

2. Part of Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the intersection of the center line of the county road with the North line of said Lot;  
Thence Southwesterly along the center line of said road 324 feet to the Southeast corner of that certain tract of land conveyed to H.C. Leggett and Nora G. Leggett, husband and wife, by deed dated February 26, 1943 and recorded June 8, 1943 in Volume 189 of Deeds, page 166, under Auditor's File No. 362917, records of Skagit County, Washington;  
Thence Northerly along the East line of said Leggett tract to the North line of said Government Lot;  
Thence East on the North line of said Lot to the place of beginning;

EXCEPT road and railroad rights of way.

Tract A:

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the intersection of the Northerly line of State Highway No. 20, and the Easterly line of the Indian Road;  
Thence Northerly along the Easterly line of the Indian Road, 217 feet, more or less, to the North line of said Lot 4;  
Thence East along the North line of said Lot 4 to the Northerly line of said State Highway No. 20;  
Thence Southwesterly along the Northerly line of said State Highway No. 20 to the point of beginning.

EXCEPT the following described portion:

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the intersection of the Northerly line of State Highway No. 20 and the Easterly line of Indian Road;

## EXHIBIT "A"

(continued)

Thence Northerly along the Easterly line of Indian Road 217 feet, more or less, to the North line of said Lot 4;

Thence East along the North line of said Lot 4, a distance of 130 feet;

Thence Southeasterly to a point on the Northerly line of said State Highway No. 20, which is 115 feet Northeasterly of the point of beginning;

Thence Southwesterly along the Northerly line of said State Highway No. 20 a distance of 115 feet to the point of beginning.

Situated in Skagit County, Washington.

Parcel B:

Also that portion of Section 12, Township 35 North, Range 10, East W.M., described as follows:

Beginning at the intersection of the East line of the Indian Road with the South line of said Section 12;

Thence Northwest along the East line of Indian Road 150 feet;

Thence East 130 feet to the true point of beginning of this description;

Thence East to the North line of State Highway No. 20;

Thence Southwesterly along the North line of State Highway No. 20 to the intersection of the North line of said Highway 20 with the South line of said Section 12;

Thence West along the South line of said Section 12 to a point 130 feet East of the East line of Indian Road;

Thence North to the true point of beginning of this description.

Situated in Skagit County, Washington.

Parcel C:

That portion of Government Lot 2, Section 12, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point of the North line of the State Highway 472 feet Westerly from the Backus Ranger Station Road;

Thence running at right angles to said State Highway, in a Northerly direction 240 feet;

Thence Westerly parallel to said State Highway, 270 feet;

Thence running at right angles Southerly to the Section line;

Thence along said Section line to the North margin of the said State Highway;

Thence Easterly along the North margin of said State Highway to the point of beginning.

Situated in Skagit County, Washington.

EXCEPT from all of the above Parcels A, B and C that portion quieted to Household Realty Corporation under Order Granting Plaintiff's Motion for Summary Judgment to Quiet Title filed March 12, 2007 under Skagit County Superior Court Cause No. 05-2-01388-8.

Situated in Skagit County, Washington.