

When recorded return to:
Brannon L. Hopke and Angel M. Hopke
12315 State Route 9
Mount Vernon, WA 98273



201606230037

Skagit County Auditor \$75.00
6/23/2016 Page 1 of 3 11:37AM

COPY

CHICAGO TITLE
020027196

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)

Michael Johnson Estate, Janice A. Snyder
☐ Additional names on page _____ of document
Nancy C. Overway

GRANTEE(S)

Brannon L. Hopke and Angel M. Hopke
☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): Ptn SW NE, 01-34-04 Tax/Map ID(s):

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P23318 / 340401-1-040-0000

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 36.18.010 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

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 12, 2016

between Brannon L Hopke Angel M. Hopke ("Buyer")
Buyer Buyer
and Michael Johnson Estate, Janice A Snyder Nancy C Overway ("Seller")
Seller Seller
concerning 12315 State Route 9 Mount Vernon WA 98273 (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.

Buyer Re H Date 4-17-16

Seller Dave A Snyder Date 4-17-11

Buyer Angel Lopez Date 4/17/16

Seller Wesley Arroyo 4-17-16 Date

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620027196

For APN/Parcel ID(s): P23318 / 340401-1-040-0000

Tract "E" in the Northwest corner of the Southwest Quarter of the Northeast Quarter, Section 1, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point which is 320 feet South and 127 feet East of the intersection of the centerlines of Pickering Road (Day Creek Road) and the State Paved Road in Section 1;
Thence South 15 degrees 18' East parallel with paved road 222.4 feet;
Thence North 80 degrees 45' East 87.35 feet to the West line of the Northern Pacific railroad right of way;
Thence North 5 degrees 45' West along said right of way 202 feet;
Thence West 123.16 feet, more or less to the place of beginning.

EXCEPT any right of way including along paved highway.

TOGETHER WITH that portion of the abandoned Burlington Northern Railway right of way lying between the North and South boundaries of the above said tract extended Easterly 100 feet, more or less as deeded by Quit Claim Deed recorded June 26, 1990 under Auditor's File No. 9006260013, records of Skagit County, Washington.

Situated in Skagit County, Washington.