

When recorded return to:
Peter Britanyak and Abigail Britanyak
17939 Valley Ridge Lane
Mount Vernon, WA 98274



Skagit County Auditor \$75.00
9/2/2016 Page 1 of 3 3:50PM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028072

CHICAGO TITLE
620028072

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)

Charles W & Maureen O Rowland

☐ Additional names on page _____ of document

GRANTEE(S)

Peter Britanyak and Abigail Britanyak

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): 2 SKAGIT COUNTY SHORT PLAT NO. 90-35

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P95583 / 340433-3-004-0502

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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 23, 2016

between Peter Britanyak Abigail Britanyak ("Buyer")
Buyer Buyer

and Charles Rowland Maureen O Rowland ("Seller")
Seller Seller

concerning 17939 Valley Ridge Lane Mount Vernon WA 98274 (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.

Peter Britanyak 7/23/16
Buyer Date

Abigail Britanyak 7/23/16
Buyer Date

Authentication
Charles Rowland 07/25/2016
Seller Date
7/25/2016 11:35:25 AM PDT

Authentication
Maureen O Rowland 07/25/2016
Seller Date
7/25/2016 11:36:19 AM PDT

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620028072

For APN/Parcel ID(s): **P95583 / 340433-3-004-0502**

PARCEL A:

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 90-35, approved August 20, 1990, recorded August 22, 1990, in Volume 9 of Short Plats, page 254, under Auditor's File No. 9008220012, records of Skagit County, Washington; being a portion of the West 330 feet of the Southwest Quarter of the Southwest Quarter of Section 33, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over and across the South 322.67 feet of Lot 3, Skagit County Short Plat No. 90-35, approved August 20, 1990, recorded August 22, 1990, in Volume 9 of Short Plats, page 254, under Auditor's File No. 9008220012, records of Skagit County, Washington; being a portion of the West 330 feet of the Southwest Quarter of the Southwest Quarter of Section 33, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.