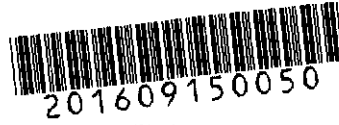


When recorded return to:

Kurtis J Mayhall
Sedro Woolley Property Management, LLC
22712 228th Avenue Southeast
Maple Valley, WA 98038



Skagit County Auditor
9/15/2016 Page

1 of

\$76.00
4 11:22AM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028625

CHICAGO TITLE
620028625

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)

Kenneth R & Jame A Witzel

☐ Additional names on page _____ of document

GRANTEE(S)

Sedro Woolley Property Management, LLC, a Washington Limited Liability Company

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): C SKAGIT COUNTY BLA SURVEY AF#200002170052 Tax/Map ID(s):

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P116901 / 360423-3-001-0400

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 August 06, 2016
between Sedro Woolley Property Mgmt ("Buyer")
Buyer Buyer
and Ken Witzel Jame Witzel ("Seller")
Seller Seller
concerning 3882 Meins Road Sedro Woolley WA 98284 (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
[Signature] 08/07/2016
Buyer 8/7/2016 11:33:56 AM PDT Date

Buyer Date

Authentication
Ken Witzel 08/07/2016
Seller 8/7/2016 2:06:19 PM PDT Date

Authentication
Jame Witzel 08/07/2016
Seller 8/7/2016 2:11:02 PM PDT Date

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620028625

For APN/Parcel ID(s): P116901 / 360423-3-001-0400

PARCEL A:

Parcel C, SKAGIT COUNTY BOUNDARY LINE ADJUSTMENT SURVEY, approved February 17, 2000 and recorded February 17, 2000 under Auditor's File No. 200002170052, records of Skagit County, Washington; being a portion of the Southeast Quarter of Section 23, Township 36 North, Range 4 East of the Willamette Meridian;

PARCEL B:

An easement for ingress and egress, road and utilities, over, under and upon a strip of land 30 feet in width in a portion of the Northeast Quarter in Section 26, Township 36 North, Range 4 East of the Willamette Meridian, said 30-foot strip on each side of the following described centerline:

Commencing at the Southeast corner of said Northeast Quarter;
thence South 89°50'00" West, along the South line of said Northeast Quarter, a distance of 1,292.65 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter;
thence continue South 89°50'00" West, along said South line a distance of 19.65 feet;
thence North 01°13'14" West, a distance of 231.54 feet to an intersection with the Northeasterly margin of the Prairie County Road, said intersection to be hereinafter referred to as Point "X";
thence South 48°47'45" East, along said Northeasterly margin a distance of 116.36 feet to a point of curvature in said margin;
thence continue along said margin and along the arc of said curve to the left having a radius of 542.96 feet, through a central angle of 24°39'46" an arc distance of 233.72 feet to the true point of beginning of said 30-foot easement strip;
thence North 12°37'55" West, a distance of 131.82 feet;
thence North 27°01'50" West, a distance of 233.39 feet;
thence North 33°20'00" West, a distance of 144.18 feet to a point of curvature;
thence along the arc of said curve to the left having a radius of 480 feet, through a central angle of 15°22'33" an arc distance of 128.81 feet to a point in said curve that is North 01°13'14" West, a distance of 365.33 feet from before mentioned Point "X";
thence continue along said curve to the left having a radius of 480 feet, through a central angle of 18°47'49", an arc distance of 157.47 feet to a point of tangency;
thence North 67°30'22" West, a distance of 118.65 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 230.00 feet, through a central angle of 29°47'36", an arc distance of 119.60 feet to a point of tangency;
thence North 37°42'46" West, a distance of 199.22 feet to a point to be hereinafter referred to as Point "Y";
thence continue North 37°42'46" West, a distance of 335.24 feet;
thence North 13°07'03" West, a distance of 80.39 feet to an intersection with the North line of said Southwest Quarter of the Northeast Quarter and the terminus of said centerline;

PARCEL C:

An easement for ingress, egress and utilities over, under and through a portion of the Southeast Quarter of Section 23, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

EXHIBIT "A" LEGAL DESCRIPTION

(continued)

Beginning at the Northeast corner of Parcel C after boundary adjustment as shown on Boundary Line Adjustment Survey for Tom Galbreath, recorded on February 17, 1991, under Auditor's File No. 200002170052, records of Skagit County, Washington;
thence North 83°35'07" West, along the North line of said Parcel C, a distance of 50.00 feet;
thence North 12°09'14" East, a distance of 10.00 feet;
thence South 73°14'00" East, a distance of 49.81 feet;
thence South 83°49'09" East, a distance of 255.62 feet to the centerline of an existing road;
thence South 00°26'09" East, along said centerline, a distance of 20.13 feet;
thence 83°49'09" West, a distance of 260.11 feet to the East line of said Parcel C;
thence North 12°42'50" East, a distance of 19.12 feet to the point of beginning of this description;

PARCEL D:

An easement for ingress, egress and utilities 60 feet in width over an existing road across Parcel B as delineated on Boundary Line Adjustment Survey, recorded February 17, 2000 and recorded under Auditor's File No. 200002170052, records of Skagit County, Washington; also delineated in a document entitled Easements and Agreement recorded on September 23, 1999 under Auditor's File No. 199909230052, records of Skagit County, Washington;

The North line of said easement is the North boundary of Parcel C, herein described, extended Easterly and the South boundary being the South line of Section 23, Township 36 North, Range 4 East of the Willamette Meridian;

ALL situated in Skagit County, Washington.