



201609160150

Skagit County Auditor

\$76.00

9/16/2016 Page

1 of

4

4:26PM

**AFTER RECORDING MAIL TO:**

Name Mark Gonchar  
Address 4312 Kioway Dr  
City/State Mt Vernon WA 98273

**Document Title(s):**

1. Right to Manage

GUARDIAN NORTHWEST TITLE CO.

**Reference Number(s) of Documents Assigned or released:**

111437

**Grantor(s):**

1. Carpenter, Melissa A.
- 2.

[ ] Additional information on page of document

**Grantee(s):**

1. Gonchar, Mark
2. Gonchar, Oksana

[ ] Additional information on page of document

3. Chernega, Ritta

**Abbreviated Legal Description:**

Section 27, Township 35 North, Range 4 East, Ptn, SW 1/4 SE 1/4; Lot 2 & Ptn Lot 3, SP #92-78

**Tax Parcel Number(s):**

350427-4-005-0209 and 350427-4-005-0308 P37920

[ ] Complete legal description is on page of document

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**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 August 7, 2016

between Mark Gonchar Oksana Gonchar ("Buyer")  
Buyer Buyer  
and Melissa A. Carpenter ("Seller")  
Seller Seller  
concerning 21614 Lafayette 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  
Mark Gonchar 08/07/2016  
Buyer 08/07/2016 PM PDT Date

Melissa A. Carpenter 8/11/16  
Seller Date

Authentication  
Oksana Gonchar 08/07/2016  
Buyer 08/07/2016 PM PDT Date

X  
Seller Date

X [Signature]  
X [Signature]  
X [Signature]

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

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Authentication  
Mark Gonchar 08/07/2016  
Buyer: 17:40 PM PDT Date  
Authentication  
Oksana Gonchar 08/07/2016  
Buyer: 18:31 PM PDT Date

Melissa A. Carpenter 8-11-16  
Seller Date  
Melissa A. Carpenter 9-15-16  
Seller Date

## EXHIBIT A

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**Parcel "A":**

**Lot 2 of Short Plat No. 92-78, approved December 6, 1978, recorded December 6, 1978, recorded December 6, 1978, under Auditor's File No. 892597, in Volume 3 of Short Plats, page 45, records of Skagit County, Washington: being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 35 North, Range 4 East, W.M. Situate in the County of Skagit, State of Washington.**

**Parcel "B":**

**That portion of Lot 3 of Short Plat No. 92-78, approved December 6, 1978, recorded December 6, 1978, under Auditor's File No. 892597, in Volume 3 of Short Plats, page 45, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 35 North, Range 4 East, W.M., described as follows: Beginning at the Southeast corner of Lot 2 of said Short Plat No. 92-78; thence South 00 deg. 10'55" East, a distance of 215 feet; thence South 89 deg. 49' 12" West, 99.14 feet, more or less, to a point which bears South 00 deg. 03' 34" East from the Southwest corner of said Lot 2; thence North 00 deg. 03' 34" West, 215 feet, more or less, to said Southwest corner; thence North 89 deg. 49' 12" East, 99.14 feet to the point of beginning. Situate in the County of Skagit, State of Washington.**

**Parcel "C":**

**That portion of Lot 3 of Short Plat No. 92-78, approved December 6, 1978, recorded December 6, 1978, under Auditor's File No. 892597, in Volume 3 of Short Plats, page 45, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 35 North, Range 4 East, W.M., described as follows: Beginning at the Southeast corner of Lot 1 of said Short Plat No. 92-78; thence South 00 deg. 03' 34" West, a distance of 215 feet; thence South 89 deg. 49' 12" West, a distance of 99.14 feet, more or less, to a point which bears South 00 deg. 03' 46" West from the Southwest corner of said Lot 1; thence North 00 deg. 03' 46" East, a distance of 215 feet, more or less, to said Southwest corner; thence North 89 deg. 49' 12" East, 99.14 feet to the point of beginning. Situate in the County of Skagit, State of Washington**

Tax Parcel ID No. 350427-4-005-0209 and 350427-4-005-0308 P37920