

When recorded return to:
Benjamin E Green and Sarah Pauline Green
16229 Ovenell Road
Mount Vernon, WA 98273



201609260121

Skagit County Auditor \$75.00
9/26/2016 Page 1 of 3 3:28PM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028447

CHICAGO TITLE
020028447

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)

Earning Sue Wing and Kerrie L Sue Wing

Additional names on page _____ of document

GRANTEE(S)

Benjamin E Green and Sarah Pauline Green

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN SW SW, 02-34-03 Tax/Map ID(s):

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P21015 / 340302-0-044-0003

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**

The following is part of the Purchase and Sale Agreement dated July 25, 2016
between Benjamin E. Green Sarah Pauline Green ("Buyer")
Buyer Buyer
and Euming Sue Wing Kerrie Sue Wing ("Seller")
Seller Seller
concerning 16229 Ovenell Road Mount Vernon WA 98273 (the "Property")
Address City State Zip

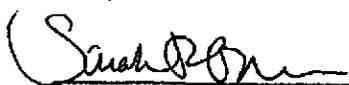
Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

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 7/25/16
Date


Buyer 7/25/16
Date

Authentication
Euming Sue Wing 7/25/2016
Seller 7/26/2016 8:36:52 PM PDT Date

Authentication
Kerrie L. Sue Wing
Seller 7/26/2016 9:42:03 PM PDT Date



CHICAGO TITLE

COMPANY OF WASHINGTON

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620028447

For APN/Parcel ID(s): P21015 / 340302-0-044-0003

That portion of the Southwest Quarter of the Southwest Quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian, more particularly described as follows:

Beginning at the intersection of the Northerly line of the Ovenell County Road with the East line of said subdivision;
Thence North along the East line of said subdivision 400 feet;
Thence West parallel with the South line of said subdivision 200 feet;
Thence South parallel with the East line of said subdivision 144 feet, more or less, to the Northerly line of said County road;
Thence Southeasterly along the Northerly line of the County road to the point of beginning.

TOGETHER WITH that portion of the Southwest Quarter of the Southwest Quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of said Section 2;
Thence South 89 degrees 36'00" East, a distance of 1323.94 feet to the Southeast corner of the Southwest Quarter of the Southwest Quarter;
Thence North 0 degrees 52'36" West along the East line of said Southwest Quarter of the Southwest Quarter, a distance of 400 feet;
Thence North 89 degrees 36'00" West a distance of 200.00 feet to the True Point of Beginning;
Thence South 0 degrees 52'36" West parallel to the East line of said Southwest Quarter of the Southwest Quarter a distance of 113.36 feet to the Northerly right of way margin of the Ovenell Road as it existed on June 1, 1993, being 20.00 feet from the existing centerline (as measured perpendicular);
Thence North 52 degrees 53'26" West along said right of way margin a distance of 12.38 feet to the beginning of a curve concave to the Northeast having a radius point bearing North 37 degrees 06'34" East at a distance of 837.00 feet;
Thence Northwesterly along said right of way margin an arc distance of 40.25 feet through a central angle of 2 degrees 45'19";
Thence North 26 degrees 07'18" East a distance of 90.03 feet to the True Point of Beginning.

Situated in Skagit County, Washington.