



201609280115

Skagit County Auditor
9/28/2016 Page

1 of 3 1:52PM
\$75.00

Return Name & Address:

Skagit County
Planning & Development Services
1900 Continental Place
Mount Vernon, WA 98273-5625

BP16-0509

TITLE NOTIFICATION

Waiver of 200' Foot Setbacks for Properties Outside of and Immediately Adjacent to
Designated Natural Resource Lands Pursuant to Skagit County Code 14.16.810

Owner pursuant to SCC 14.06.090(1)(c)*: **Kathy Y. Bradford**

Property I.D. #: **P30121** Legal Description: Section: **06** Township: **34** Range: **05**

Parcel Address: **12821 East Lake Drive** City: **Sedro-Woolley**

Comp Plan/Zoning Designation: **Rural Village Residential & Rural Reserve (RVR & RRv)**

*SCC 14.06.090 Contents of Application requires under item (1)(c) a verified statement by the Applicant that all property that is the subject of the application is either in the exclusive ownership of the Applicant or that the Applicant has submitted the application with the consent of all of the owners of the property.

Notice: This parcel lies outside of and immediately adjacent to an area designated as a Natural Resource Land (agricultural, forest or mineral resource lands of long-term commercial significance) in Skagit County. Pursuant to Skagit County Code 14.16.810((7) such parcels shall observe a minimum 200' building setback from such Natural Resource Lands unless a waiver is obtained. The property owner hereby waives the 200 foot setback by acknowledging in this title notification the possible occurrence of agriculture, forestry or mining activity on the adjacent property. The property owner identified herein also waives for all current and future owners, any claim for damages that may occur to the building or occupants because of activities which are conducted in accordance with applicable state regulations.

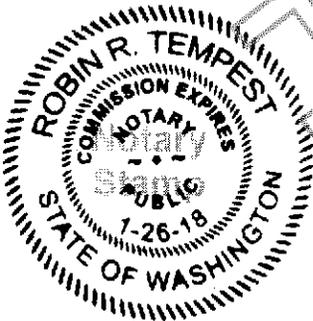
The property owner thus acknowledges that a variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, 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. Contact Skagit County Planning and Development Services for details.

Adjacent: Rural Resource Agriculture Industrial Forest Secondary Forest Mineral Resource

Owner name pursuant to SCC 14.06.090(1)(c)

Kathy Y. Bradford

Signature _____



State of Washington, County of Skagit. On this 20th day of September,
year of 2016 before me Robin R. Tempest Notary Public,
personally appeared Kathy Bradford personally
known to me to be the person whose name is subscribed to this instrument, and
acknowledged that he/she executed it.

Witness my hand and official seal:

Notary's Signature _____

Notary Public in and for the State of Washington residing at Mount Vernon

My Commission Expires: 1-26-18

****ADJACENT PROPERTY OWNER ONLY BELOW THIS LINE****

Agricultural Property Owner within 200' of project area

Owner name & parcel number: Cultus View LLC - P30123

Signature _____

Property Owner: Cultus View LLC

Property I.D. #: P30123 Legal Description: Section: 06 Township: 34 Range: 05

Parcel Address: No address assigned City: Sedro-Woolley

Comp Plan/Zoning Designation: Agricultural-Natural Resource Lands (Ag-NRL)



State of Washington, County of Skagit. On this 27th day of September,
year of 2016 before me Erin Klinger Notary Public,
personally appeared Robert Janicki personally
known to me to be the person whose name is subscribed to this instrument, and
acknowledged that he/she executed it.

Witness my hand and official seal:

Notary's Signature _____

Notary Public in and for the State of Washington residing at Sedro Woolley

My Commission Expires: 10-23-2019

Kathy Bradford
192 N. Township St.
Sedro Woolley WA 98284
360.770.4690

September 27, 2016

To Whom It May Concern,

I am releasing Cultus View LLC from any damage to my property, 12821 East Lake Drive, Sedro Woolley, WA 98284, caused by natural forces to future fallen trees on the South property line.


Kathy Bradford