

When recorded return to:
Austin Peckinpaugh and Jamie Peckinpaugh
17239 Lake View Boulevard
Mount Vernon, WA 98274



Skagit County Auditor \$75.00
11/10/2016 Page 1 of 3 12:09PM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028643

CHICAGO TITLE
620028643

DOCUMENT TITLE(S)

Skagit County Right to Manage Natural Resources Lands Disclosure

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: _____

Additional reference numbers on page _____ of document

GRANTOR(S)

Dennis Brown and Theresa Brown

☐ Additional names on page _____ of document

GRANTEE(S)

Austin Peckinpaugh and Jamie Peckinpaugh

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): A SURVEY AF 8310180016 AND PTN TRACT 53 CHEASTY'S BIG LAKE TRACTS AND
PTN TRACT E-2 SHORT PLAT NO. 25-

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P64406 / 3882-000-019-0006

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 36.19.019 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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 17, 2016

between Austin Peckinpugh Jamie Peckinpugh ("Buyer")
Buyer Buyer
and Dennis Brown Theresa Brown ("Seller")
Seller Seller
concerning 17239 Lake View Blvd 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.

[Signature] 8/17/16 [Signature] 8/17/16
Buyer Date Seller Date
Jamie Peckinpugh 8/17/16 [Signature] 8/17/16
Buyer Date Seller Date

EXHIBIT A

Order No.: 620028643

For APN/Parcel ID(s): P64406 / 3882-000-019-0006

PARCEL A:

Tract A of Survey recorded in Volume 5 of Surveys, pages 67 and 68, under Auditor's File No. 8310180016, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

An undivided 1/9 interest in and to the following:

That portion of Tract 53, PLAT OF CHEASTY'S BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington, lying Southerly of the following described line:

Beginning at the Northeasterly corner of said Tract 53;

Thence South 66°21'46" West along the Northerly line of said tract a distance of 117.79 feet to the true point of beginning of this line;

Thence Easterly to a point on the Easterly line of said Tract 53, that is 25.30 feet South of the Northeasterly corner of said tract, as measured along the East line thereof and the terminus of said line.

Situated in Skagit County, Washington.

PARCEL C:

The Westerly 71.09 feet, as measured along the Northerly line thereof, of Tract E-2 of SHORT PLAT NO. 25-83, approved March 16, 1984 and recorded March 19, 1984, under Auditor's File No. 8403190046, in Volume 6 of Short Plats, page 128, records of Skagit County, Washington.

TOGETHER WITH second class shore lands, if any, as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon Tract 53 of said Plat of Cheasty's Big Lake Tracts.

Situated in Skagit County, Washington.