

When recorded return to:
Jessica D Osborn
25456 Franks Lane
Sedro Woolley, WA 98284



201612120101

Skagit County Auditor \$75.00
12/12/2016 Page 1 of 3 1:52PM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029300

CHICAGO TITLE

3/15

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)

Earlie Franks, as Trustee for the Earlie and Ruie Franks
Revocable Living Trust dated October 21, 2002

Additional names on page _____ of document

GRANTEE(S)

Jessica D Osborn

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN SE NW, 17-35-05 Tax/Map ID(s):

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P39245 / 350517-0-003-0002

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 36.16.010 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 October 22, 2016

between Jessica D Osborn ("Buyer")
Buyer Eric Franks, Trustee for the Earlic and Ryle Franks.
and Eric Franks ("Seller")
Seller Revocable Living Trust dated 10/21/02
concerning 25456 Franks Lane 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
Jessica D Osborn 10/24/2016
Buyer 1:25:30 PM PDT Date

Eric Franks 10/24/16
Seller Date

Buyer Date

Seller Date

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620029300

For APN/Parcel ID(s): P39245 / 350517-0-003-0002

That portion of the Southeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the center of said Section 17, thence North along the North-South center line of said Section, 70 feet to the true point of beginning of this description;
Thence continue North along the North-South center line 350 feet, more or less, to the Southerly right of way line of the Great Northern Railway right of way;
Thence Southwesterly along the Southerly line of said right of way 672 feet;
Thence Southeasterly 600 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.