

When recorded return to:  
Edward J. McGuane and Carol L. McGuane  
1096 Sumac Place  
Mount Vernon, WA 98274



201612190148

Skagit County Auditor  
12/19/2016 Page

1 of

\$75.00

3 1:50PM

**COPY**

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620029286

CHICAGO TITLE

620029286

**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)**

Eric R. Simon and Lynn M. Simon

☐ Additional names on page \_\_\_\_\_ of document

**GRANTEE(S)**

Edward J. McGuane and Carol L. McGuane

☐ Additional names on page \_\_\_\_\_ of document

**ABBREVIATED LEGAL DESCRIPTION**

Lot(s): 22 MONTREAUX PHASE 1 PUD

Complete legal description is on page 3 of document

**TAX PARCEL NUMBER(S)**

P126415 / 4935-000-022-0000

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 36.15.010 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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 3, 2016

between Edward J McGuane Carol L McGuane ("Buyer")  
Buyer Buyer  
and Eric R Simon Lynn M Simon ("Seller")  
Seller Seller  
concerning 1096 Sumac Place 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.

Authenticates  
Carol L McGuane 11/03/2016  
Buyer 5:04:15 PM PDT Date  
Authenticates  
Edward J McGuane 11/03/2016  
Buyer 4:55:31 PM PDT Date

Eric R Simon 11/04/16  
Seller Date  
Lynn M Simon 11/04/16  
Seller Date

## EXHIBIT A

Order No.: 620029286

**For APN/Parcel ID(s): P126415 / 4935-000-022-0000**

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Lot 22, Plat of Montreaux, Phase I, as per plat recorded on July 23, 2007, under Auditor's File No. 200707230124, records of Skagit County, Washington.

Situate in Skagit County, Washington.