

COPY

When recorded return to:
River's Edge, A Washington State Limited Liability
Company
1003 Cleveland Ave., Suite A
Mount Vernon, WA 98273



201702280208

Skagit County Auditor \$77.00
2/28/2017 Page 1 of 5 3:55PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029718

CHICAGO TITLE

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)

Sharon Alder LLC

☐ Additional names on page _____ of document

GRANTEE(S)

River's Edge LLC

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): PTN TRACTS 58 AND 65 BURLINGTON ACREAGE

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P62713 / 3867-000-058-2409, P62693 / 3867-000-058-0601 and P62736 / 3867-000-065-0024

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 12, 2016

between Rivers Edge LLC ("Buyer")
Buyer
and Sharon Alder, LLC ("Seller")
Seller
concerning S Section 36, E Rio Vista, Gardner Burlington WA 98233 (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
Paul Woodmansee 12/12/2016
Buyer 3:47:49 PM PST Date

Authentication
Timothy Woodmansee 12/12/2016
Buyer 7:17:59 PM PST Date

[Signature]
Seller Date

EXHBIT "A"

Order No.: 620029718

For APN/Parcel ID(s): P62713 / 3867-000-058-2409, P62693 / 3867-000-058-0601 and P62736 / 3867-000-065-0024

PARCELA:

All that portion of Tracts 58 and 65 per PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the map thereof recorded in Volume 1 of Plats, page 49, records of Skagit County Washington, being more particularly described as follows:

Commencing at a point on the North line of said Section 663.20 feet Easterly from the Northwest corner which bears North 89 degrees 03'51" West thereof and at the projection of the West line of the East Half of said Tract 58, as shown on that certain Record of Survey recorded under Auditor's File No. 8710020014 (Map bearing N 89 degrees 58'35" E);
Thence South 1 degree 01'29" West 386.81 feet along the projection of said West line of the said East Half of said Tract 58 to the Northeast corner of that certain parcel conveyed to Dike District No. 12 as recorded under Auditor's File No. 268258 and also being on the West line of the East Half of said Tract 58 and being the True Point of Beginning;
Thence North 89 degrees 16'45" West along the North line of said Dike District No. 12 parcel 330.00 feet to the Northwest corner thereof;
Thence South 1 degree 01'29" West along the West line of Dike District No. 12 parcel 264.00 feet to the Southwest corner thereof and also being the South Line of said Tract 58 and furthermore being in common to the South line of that certain plat known as "RIO VISTA MEADOWS" as recorded under Auditor's File No. 200008210119;
Thence North 89 degrees 16'45" West along the shared plat line and Tract Line of 58 and 65 a distance of 304.18 feet to the East margin of Section Street;
Thence South 1 degree 06'33" West 50.00 feet to the South Line of that strip of land 50 feet wide off the North side of the West 10 acres of said Tract 65 and as conveyed to Dike District No. 12 under Auditor's File No. 67519;
Thence South 89 degrees 16'45" East along the South line of the North 50 feet of the before mentioned Dike District parcel 545.17 feet to the East line of the West 545.16 feet of said Tract 65;
Thence South 1 degree 06'33" West 260.62 feet along the before-mentioned East Line;
Thence North 45 degrees 41'46" East 214.91 feet;
Thence North 41 degrees 57'42" East 163.74 feet;
Thence North 58 degrees 42'57" East 59.63 feet;
Thence North 61 degrees 07'49" East 478.12 feet to the east line of Tract 58, said point being 386.19 feet Southerly of the Northeast corner of said Tract 58;
Thence North 0 degrees 56'23" East along the East Line of said Tract 386.19 feet to the Northeast corner thereof;
Thence North 89 degrees 03'51" West 76.88 feet to a point that is 556.57 feet East of the Northwest corner of the East Half of said Tract 58;
Thence South 0 degrees 56'09" West 107.90 feet;
Thence North 89 degrees 03'51" West 265.52 feet;
Thence South 0 degrees 56'09" West 138.73 feet;
Thence South 61 degrees 08'01" West 220.91 feet;
Thence North 89 degrees 16'40" West 99.90 feet to the Northwest corner of that certain tract conveyed to Dike District No. 12 as recorded under Auditor's File No. 268258 and also being on the West line of the East Half of said Tract 58 and the true point of beginning.

EXHIBIT "A"

(continued)

(Also known as Lot A of Boundary Line Adjustment recorded under Auditor's File No. 201510230066 being a re-recording of 201510130001)

Situated in Skagit County, Washington.

PARCEL B:

All that portion of Tract 58 per PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the map thereof recorded in Volume 1 of Plats, page 49, records of Skagit County Washington, being more particularly described as follows:

Commencing at a point on the North line of said Section 663.20 feet Easterly from the Northwest corner which bears North 89 degrees 03'51" West thereof and at the projection of the West line of the East Half of said Tract 58, as shown on that certain Record of Survey recorded under Auditor's File No. 8710020014 (Map bearing N 89 degrees 58'35" E);
Thence South 1 degree 01'29" West feet along the projection of the West line of the East Half of said Tract 58, to the Northwest corner of that East Half of said Tract 58 and the True Point of Beginning;
Thence South 89 degree 03'61" East along the North Line of said Tract 58 and the South margin of Rio Vista Avenue 177.89 feet;
Thence South 0 degrees 56'09" West 107.90 feet;
Thence South 89 degrees 03'51" East 113.16 feet;
Thence South 0 degrees 56'09" West 138.73 feet;
Thence South 61 degrees 08'01" West 220.09 feet;
Thence North 89 degrees 16'40" West 99.90 feet to the Northwest corner of that certain tract conveyed to Dike District No. 12 as recorded under Auditor's File No. 268258 and also being on the West line of the East Half of said Tract 58;
Thence North 1 degree 01'29" East 356.81 feet along the West line of said East Half to true point of beginning.

(Also known as Lot B of Boundary Line Adjustment recorded under Auditor's File No. 201510230066 being a re-recording of 201510130001)

Situated in Skagit County, Washington.

PARCEL C:

All that portion of Tracts 58 and 65 per PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the map thereof recorded in Volume 1 of Plats, page 49, records of Skagit County Washington, being more particularly described as follows:

Commencing at a point on the North line of said Section 663.20 feet Easterly from the Northwest corner which bears North 89 degrees 03'51" West thereof and at the projection of the West line of the East Half of said Tract 58, as shown on that certain Record of Survey recorded under Auditor's File No. 8710020014 (Map bearing N 89 degrees 58'35" E);
Thence South 1 degree 01'29" West along the projection of the West line of the said East Half of said Tract and also being on the West Line of the East Half of said Tract 58 being 650.81 feet to a point on the South Line of said Tract 58;
Thence North 89 degrees 16'45" West along the common Tract Line 89.00 feet to the East Line of the West 545.16 feet of Tract 65;
Thence South 1 degree 06'33" West 310.62 feet to the True Point of Beginning;
Thence continuing South 1 degrees 06'33" West 340.60 feet to the South Line of said Tract 65;
Thence South 89 degrees 29'11" East a distance of 156.79 feet to the Northwest corner of that certain tract also conveyed to Skagit County Dike District No. 12. by Quit Claim Deed recorded under Auditor's

EXHIBIT "A"

(continued)

File No. 797624, as said point shown on that certain Road of Survey recorded under Auditor's File No. 9004250019, said point also being the beginning of that certain controlling line of delineation, designated a parcel of land to be Annexed to the City of Burlington by Ordinance No. 1391 and recorded under Auditor's File No. 20010310018, here-in-after known as "Said Line";

Thence North 27 degrees 41'22" East along "Said Line" 310.00 feet being the projection of the Westerly line of the before-mentioned Dike District No. 12 tract recorded under Auditor's File No. 797624;

Thence North 41 degrees 21'09" East along "Said Line" 211.66 feet to a point on the West line of that certain Tract conveyed to Dike District No. 12 by Deed recorded under Auditor's File No. 528515;

Thence North 27 degrees 41'22" East along "Said Line" and the Westerly tract line of Auditor's File No.

528515 (being called North 27 degrees 16" East on previous Deed recorded under Auditor's File No.

528515) 239.70 feet to its intersection with the North Line of said Tract 65 and common to Tract 58, said

point also lying North 89 degrees 16'45" West a distance of 183.64 feet from the Northeast corner of

said Tract 65, and also shown on that certain Record of Survey, recorded under Auditor's File No.

8807190077 and affirmed per Record of Survey recorded under Auditor's File No. 199912210063;

Thence South 89 degrees 16'45" East along said common tract line and "Said Line" 183.64 feet to the

Northeast corner of Tract 65 in common to adjoining Tract 58 and the abutting platted road margin;

Thence North 0 degrees 56'20" East along said margin 232.24 feet to a point being 386.19 feet

Southerly of the Northeast corner of said Tract 58;

Thence South 61 degrees 07'49" West 478.12 feet;

Thence South 58 degrees 42'57" West 59.63 feet;

Thence South 41 degrees 57'42" West 163.74 feet;

Thence South 45 degrees 41'46" West 214.91 feet to the true point of beginning.

(Also known as Lot D of Boundary Line Adjustment recorded under Auditor's File No. 201510230066 being a re-recording of 201510130001)

Situated in Skagit County, Washington.