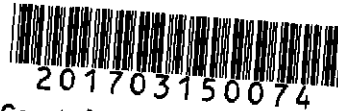


When recorded return to:  
Dayna L Loeffler  
5721 Capricorn Lane  
Bow, WA 98232



Skagit County Auditor  
3/15/2017 Page

1 of

4

\$76.00

3:28PM

**COPY**

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030036

**CHICAGO TITLE**

620030036

**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)**

Kathy S. Isbrandtsen, an unmarried person

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

**GRANTEE(S)**

Dayna L Loeffler, a single person; and Sean C Proll, a single person

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

**ABBREVIATED LEGAL DESCRIPTION**

Ptn NW of SE 34-36-3E

Complete legal description is on page 3 of document

**TAX PARCEL NUMBER(S)**

P118487 / 360334-4-002-0200

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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 11, 2017  
between Sean C Prohl Danya L Loeffler ("Buyer")  
Buyer Buyer  
and Kathy Isbrandtsen ("Seller")  
Seller Seller  
concerning 5721 Capricorn Lane Bow WA 98232 (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 <u>Sean C Prohl</u> <small>Buyer 10:10:21 PM PST</small>	<u>02/11/2017</u> Date	Authentication <u>Kathy Isbrandtsen</u> <small>2/12/2017 12:02:35 PM PST</small>	<u>02/12/2017</u> Date
		Seller	
Authentication <u>Danya L Loeffler</u> <small>Buyer 10:58:44 PM PST</small>	<u>02/11/2017</u> Date		
		Seller	Date

## EXHIBIT "A"

Order No.: 620030036

For APN/Parcel ID(s): P118487 / 360334-4-002-0200

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### Parcel A:

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 36 North, Range 3 East, Willamette Meridian, being more particularly described as follows:

Beginning at the Southwest corner of said Northwest 1/4 of the Southeast 1/4 of said Section 34; thence North 00° 42' 54" East along the West line thereof a distance of 115.01 feet; thence South 89° 53' 42" East a distance of 197.51 feet to the true point of beginning; thence North a distance of 70.40 feet; thence South 85° 10' 08" East a distance of 310.42 feet; thence South 00° 58' 16" West a distance of 159.85 feet; thence North 89° 53' 42" West a distance of 308.04 feet; thence North 00° 42' 54" East a distance of 115.01 feet to the true point of beginning.

### Parcel B:

An access and utility easement described as follows:

All that portion of the Southeast 1/4 of Section 34, Township 36 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Southeast 1/4 of Section 34; thence North 00° 42' 54" East along the West line thereof a distance of 65.37 feet to the North line of the Bow Hill County Road, said point being the true point of beginning; thence continuing North 00° 42' 54" East a distance of 1,265.83 feet; thence South 89° 53' 42" East a distance of 6.47 feet; thence North 01° 05' 49" East a distance of 315.33 feet to the beginning of a tangent curve to the right having a radius of 65.00 feet; thence Northeasterly along the arc of said curve passing through a central angle of 93° 48' 11" for an arc distance of 106.42 feet; thence South 85° 06' 00" East a distance of 263.28 feet; thence South 04° 54' 00" West a distance of 20.00 feet; thence North 85° 06' 00" West a distance of 81.53 feet; thence South 02° 46' 24" West a distance of 10.01 feet to Reference point "A"; thence North 85° 06' 00" West a distance of 182.12 feet to the beginning of a tangent curve to the left having a radius of 35.00 feet; thence Southwesterly along the arc of said curve passing through central angle of 93° 48' 11" for an arc distance of 57.30 feet; thence South 01° 05' 49" West a distance of 199.78 feet; thence South 89° 53' 42" East a distance of 0.25 feet; thence South 00° 42' 54" West a distance of 115.01 feet; thence North 89° 53' 42" West a distance of 12.50 feet; thence South 00° 42' 54" West a distance of 1,273.45 feet to a point on said North line of the Bow Hill County Road, said point lying on a non-tangent curve to the right having a radius of 1,061.35 feet the center of which bears North 16° 23' 36" East; thence Northwesterly along the arc of said curve passing through a central angle of 01° 24' 24" for an arc distance of 26.06 feet to the true point of beginning;

### Parcel C:

An access and utility easement described as follows:

Beginning at Reference point "A"; thence South 02° 46' 24" West a distance of 51.30 feet; thence South 07° 13' 26" East a distance of 47.57 feet; thence South 07° 10' 59" West a distance of 83.51 feet; thence North 87° 33' 42" West a distance of 179.80 feet to the beginning of a tangent curve to the left having a radius of 35.00 feet; thence Southwesterly along the arc of said curve passing through a

## EXHIBIT "A"

(continued)

central angle of  $91^{\circ} 20' 29''$  for an arc distance of 55.80 feet; thence North  $01^{\circ} 05' 49''$  East a distance of 65.84 feet; thence South  $87^{\circ} 33' 42''$  East a distance of 151.90 feet to the beginning of a tangent curve to the left having a radius of 40.00 feet; thence Northeasterly along the arc of said curve passing through a central angle of  $85^{\circ} 15' 19''$  for an arc distance of 59.52 feet; thence North  $07^{\circ} 10' 59''$  East a distance of 15.29 feet; thence North  $07^{\circ} 13' 26''$  West a distance of 46.40 feet; thence North  $02^{\circ} 46' 24''$  East a distance of 55.04 feet; thence South  $85^{\circ} 06' 00''$  East a distance of 30.02 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.