

When recorded return to:
Heather Somers and Kevin Somers
16754 Frazier Lane
Burlington, WA 98233



201703240144

Skagit County Auditor \$76.00
3/24/2017 Page 1 of 4 3:26PM

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Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029898

CHICAGO TITLE
620029898

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)

Garret Cole and Geri Cole, a married couple

Additional names on page _____ of document

GRANTEE(S)

Heather Somers and Kevin Somers, wife and husband

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Ptn Tract B and E, Skagit County Short Plat No. 23-85

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P21052 / 340302-4-002-0500 and P105234 / 340302-4-002-2302

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 36.48.010 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 _____
between Kevin Somers Heather Somers ("Buyer")
Buyer Buyer
and Garret Cole Geri Cole ("Seller")
Seller Seller
concerning 16754 Frazier Ln 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.

Authenticated
Kevin Somers
2/9/2017 7:07:48 PM PST
Buyer Date

Authenticated
[Signature]
2/9/2017 7:28:43 PM PST
Buyer Date

Garret Cole 2-23-17
Seller Date

Geri Cole 2-23-17
Seller Date

EXHIBIT "A"

Order No.: 620029898

For APN/Parcel ID(s): P21052 / 340302-4-002-0500 and P105234 / 340302-4-002-2302

PARCEL "A":

Tract "B" of Short Plat No. 23-85, approved September 19, 1985, filed September 20, 1985, under Auditor's File No. 8509200002, in Volume 7 of Short Plats, page 44, records of Skagit County, Washington; being a portion of the South ½ of the Southeast ¼ of Section 2, Township 34 North, Range 3 East, W.M.

EXCEPT therefrom:

(a) That portion lying Southerly of the Southwesterly projection of the following described line: Beginning at a point on the East line of Tract "A" of said Short Plat which is 12 feet North of the Southeast corner of said Tract "A" as measured along the East line thereof; thence Southwesterly to the Southwest corner of said Tract "A".

ALSO EXCEPT:

(b) Beginning at the Southwest corner of said Tract "A"; thence Southwesterly along the projection of the above described line to a point 10 feet West of the East line of said Tract "B"; thence Northwesterly to the most Northerly corner of said Tract "B"; thence Southerly along the Northeasterly line of said Tract "B" to the point of beginning.

TOGETHER WITH the Northwesterly one foot of that portion of said premises lying within a one foot strip contiguous to and Southerly of the line described in sub-paragraph (a) above and its Southwesterly projection.

ALSO TOGETHER WITH a non-exclusive easement for utility purposes over and across that portion of said Tracts "A" and "B", and over and across Tract 1 of Short Plat No. 74-80, approved June 19, 1980 and recorded under Auditor's File No. 8006190030, in Volume 4 of Short Plat, page 121, records of Skagit County, Washington, lying Northerly of a line 10 feet South of and parallel to the line described in subparagraph (a) above and it's Southwesterly projection.

ALSO TOGETHER WITH non-exclusive rights of ingress, egress and utilities over and across Tract "E" of said Short Plat.

INCLUDING A 60x28 1998 Moduline Manufactured Home, Serial No. 117665, title of which has been eliminated.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided 25% interest in Tract "E" of Short Plat No. 23-85, approved September 19, 1985, filed September 20, 1985, under Auditor's File No. 8509200002, in Volume 7 of Short Plats, page 44, records of Skagit County, Washington; being a portion of the South ½ of the Southeast ¼ of Section 2, Township 34 North, Range 3 East, W.M.; EXCEPT the five following described portions thereof:

EXHIBIT "A"

(continued)

- (1) The Southeasterly 5 feet of the Northeasterly 198 feet thereof;
- (2) The Northwesterly 5 feet of the Southeasterly 10 feet of the Northeasterly 259.46 feet thereof;
- (3) The Northwesterly 5 feet of the Southeasterly 15 feet of the Northeasterly 259.46 feet thereof;
- (4) That certain 5 foot wide strip of land lying between the Southwesterly extensions of the Northwesterly and Southwesterly lines of Exception 3 hereinabove;
- (5) That certain 5 foot wide strip of land the centerline of which runs between the mid-point on the Southwesterly line of Exception 2 hereinabove and the Easterly most corner of Tract "D" of said Short Plat

Situate in the County of Skagit, State of Washington.