

When recorded return to:
Alistair Boudreaux
18780 West Big Lake Boulevard
Mount Vernon, WA 98274



Skagit County Auditor
4/27/2017 Page

1 of

3

\$75.00
1:45PM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029675

CHICAGO TITLE

620029675

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)

Stephen Merrill and Sharon Merrill

☐ Additional names on page _____ of document

GRANTEE(S)

Alistair Boudreaux

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): PTN 82 AND 83 FIRST ADD BIG LAKE WATERFRONT TRACTS

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P115761/ 3863-000-083-0200

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 10, 2017
between Allstair Boudreaux ("Buyer")
Buyer Stephen Merrill Sharon Merrill ("Seller")
Seller
concerning 18780 West Big Lake Boulevard 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.

Authentication
Allstair Boudreaux 03/11/2017
Buyer 7:38:15 AM PST Date

Buyer Date

Sharon Merrill 3-11-17
Seller Date

Stephen W Merrill 3-11-17
Seller Date

EXHIBIT "A"

Order No.: 620029675

For APN/Parcel ID(s): P115761/ 3863-000-083-0200

PARCEL A:

That portion of Lot 82, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying Westerly of the County road as described under Auditor's File No. 404826, records of Skagit County, Washington, and Southeasterly of the following described line:

Beginning at a point on the Southwesterly line of said Lot 82, which is South 45°55'36" East 78.98 feet from the Northwestern corner thereof;

Thence North 17°35'04" East, a distance of 56.26 feet;

Thence North 33°02'57" East, a distance of 73.92 feet to the terminal point of this line description, which point is on the West line of said County road and 40.04 feet from the intersection of the West line of said County road with the Northwestern line of said Lot 82.

Also, that portion of Lot 83, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying Southwesterly of that portion conveyed for road right of way to Skagit County by deed recorded May 26, 1947, under Auditor's File No. 404831, records of Skagit County, Washington.

PARCEL B:

A 30 foot wide easement for ingress, egress and utilities over, under and through that portion of Lots 84 and 85, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, the centerline of which is described as follows:

Beginning at the intersection on the West line of the 60 foot wide County road as conveyed by deed filed under Auditor's File No. 513940, records of Skagit County, Washington, with the Northwestern line of said Lot 85;

Thence South 39°00'04" East along said right of way, a distance of 17.33 feet to the point of beginning of this centerline description and which point is on a curve concave to the North, the radius point of which bears North 15°31'51" West, a distance of 45.00 feet;

Thence Westerly along said curve through a central angle of 63°52'20" and an arc distance of 50.17 feet;

Thence North 41°39'32" West, a distance of 31.67 feet to the point of curvature of a curve concave to the South having a radius of 104.00 feet;

Thence Westerly along said curve through a central angle of 23°52'57" and an arc distance of 43.35 feet to the line common to Lots 83 and 84 of said plat, and the terminal point of this centerline description.

Situated in Skagit County, Washington.