

When recorded return to:
Jack L. Christian, Jr and Peggy J. Christian
506 Creek Lane
Sedro Woolley, WA 98284



201705120085

Skagit County Auditor \$75.00
5/12/2017 Page 1 of 3 1:41PM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030859

CHICAGO TITLE
620030859

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)

Patricia Elaine Brown

Additional names on page _____ of document

GRANTEE(S)

Jack L. Christian, Jr and Peggy J. Christian

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN NE SW, 19-35-05 Tax/Map ID(s):

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P39886 / 350519-3-006-0001

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**

The following is part of the Purchase and Sale Agreement dated April 22, 2017
between Jack L. Christian, Jr. Peggy J. Christian ("Buyer")
Buyer Buyer
and Elaine Brown ("Seller")
Seller Seller
concerning 24306 Wicker Road Sedro Woolley WA 98284 (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
Jack L. Christian, Jr. 04/22/2017
Buyer 11:13:04 AM PDT Date

Authentication
Elaine Brown 04/22/2017
Seller 11:13:04 AM PDT Date

Authentication
Peggy J. Christian 04/22/2017
Buyer 11:10:01 AM PDT Date

Seller Date

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620030859

For APN/Parcel ID(s): P39886 / 350519-3-006-0001

Parcel A:

The West 65 feet of the North 162.78 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 35 North, Range 5 East, Willamette Meridian, EXCEPT the North 30 feet thereof as conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 23175, ALSO EXCEPT that portion thereof lying within the following described tract:

Commencing at the West 1/4 corner of said Section 19; thence North 89°58'30" East along the North line of said Southwest 1/4, 1510.95 feet to the Northwest corner of said East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 and the True Point of Beginning; thence continue North 89°58'30" East along said North line, 39.62 feet; thence South 1°50'13" East along an existing fence line, 668.06 feet to the South line of said subdivision; thence North 89°39'29" West along said South line 25.83 feet to the Southwest corner of said subdivision; thence North 3°01'08" West along the West line of said subdivision 668.48 feet to the True Point of Beginning.

Parcel B:

That portion of the North 162.78 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/2 of Section 19, Township 35 North, Range 5 East, Willamette Meridian, being more particularly described as follows:

Commencing at the Northeast corner of said Southwest 1/4 of Section 19; thence South 89°58'30" West along the North line of said Southwest 1/4, a distance of 935.54 feet to the Northeast corner of the West 65 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 19, being also the True Point of Beginning; thence South 1°50'13" East parallel to the West line of said East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4, a distance of 162.86 feet; thence North 89°58'30" East a distance of 38.69 feet; thence North 0°30'30" West a distance of 162.78 feet to the North line of said Southwest 1/4 of Section 19; thence South 89°58'30" West a distance of 42.47 feet to the True Point of Beginning.

EXCEPT the North 30 feet thereof as conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 23175.

All situated in Skagit County, Washington.