

When recorded return to:
Matthew Rosenthal and Elizabeth Asher
16260 State Route 536
Mount Vernon, WA 98273



201705230070

Skagit County Auditor \$75.00
5/23/2017 Page 1 of 3 3:56PM

COPY

CHICAGO TITLE
620030536

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)

Jonah M & Ann D Leason

Additional names on page _____ of document

GRANTEE(S)

Matthew Rosenthal and Elizabeth Asher

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Ptn NE of NW 14-34-3E

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P21942 / 340314-2-002-0005

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 11, 2017

between Matthew Rosenthal Buyer Elizabeth Asher Buyer ("Buyer")
and Jonah Leason Seller Ann Leason Seller ("Seller")
concerning 16260 State Route 536 Address Mount Vernon City WA 98273 State Zip (the "Property")

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
Matthew Rosenthal 4-18-17
Buyer 9:36:39 PM PDT Date

Authentication
Elizabeth Asher 4-18-17
Buyer 9:26:20 PM PDT Date

[Signature] 4/18/17
Seller Date
[Signature] 4/18/17
Seller Date

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620030536

For APN/Parcel ID(s): P21942 / 340314-2-002-0005

That portion of the Northeast Quarter of the Northwest Quarter of Section 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of the Northwest Quarter of Section 14;
Thence South 88 degrees 20'02" East along the North line of said Northwest Quarter, a distance of 1,546.70 feet;
Thence South 0 degrees 58'27" West, a distance of 30 feet to the South line of the Anacortes-Mount Vernon Highway and the true point of beginning of this description;
Thence from said true point of beginning continue South 0 degrees 58'27" West, a distance of 146.5 feet to the North line of that certain tract conveyed to the State College of Washington by deed dated December 8, 1955, and recorded under Auditor's File No. 529707, records of said County;
Thence South 88 degrees 20'02" East along the North line of said State College Tract, a distance of 290.04 feet to the center of a slough;
Thence South 41 degrees 19'18" East, a distance of 240.92 feet to a point that is 9 feet due East of the East line of the West Half of the Northeast Quarter of the Northwest Quarter;
Thence North 0 degrees 59'56" East along a line parallel to and 9 feet East of the East line of the West Half of the Northeast Quarter of the Northwest Quarter to the South line of the Anacortes-Mount Vernon Highway;
Thence Westerly along the South line of said Highway right of way to the true point of beginning,

EXCEPT Drainage Ditch No. 19 right of way.

(Also known as Parcel "B" of that certain Survey recorded November 20, 1974 in Book 1 of Surveys, page 114, under Auditor's File No. 810287).

Situated in Skagit County, Washington.