

When recorded return to:

Teresa Varnes
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Mount Vernon, WA 98273



Skagit County Auditor
6/2/2017 Page

1 of

3

3:32PM

\$75.00

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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.: 620030920

CHICAGO TITLE

620030920

DOCUMENT TITLE(S)

Skagit Co Right to Manager Natural Resource Lands and Disclosure

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: _____

Additional reference numbers on page _____ of document

GRANTOR(S)

Dana Smart

☐ Additional names on page _____ of document

GRANTEE(S)

Stephen B. Reynolds and Jillian C. Reynolds

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN NW SE, 12-34-04 Tax/Map ID(s):

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P24614 / 340412-3-005-0001 and P114308 / 340412-3-005-0100

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 April 29, 2017

between Stephen B. Reynolds Jillian C. Reynolds ("Buyer")
Buyer Buyer
and Dana Smart ("Seller")
Seller Seller
concerning 13490 State Route 9 Mount Vernon WA 98273 (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.

Declassified by:
Stephen B. Reynolds 4/29/2017
Buyer Date

Declassified by:
Jillian C. Reynolds 4/29/2017
Buyer Date

Dana Smart 5.1.2017
Seller Date

Seller Date

EXHIBIT "A"

Order No.: 620030920

For APN/Parcel ID(s): P24614 / 340412-3-005-0001 and P114308 / 340412-3-005-0100

PARCEL A:

The South Half of the East Half of the Northwest Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 4 East W.M., lying Westerly of State Highway 9. EXCEPT roads and right of way; AND EXCEPT the South 30 feet thereof.

TOGETHER WITH the South 30 feet of the East Half of that portion of the Northwest of the Southwest Quarter of Section 12, Township 34 North, Range 4 West, W.M., lying West of the State Highway.

AND TOGETHER WITH the North 30 feet of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 4 East, W.M., lying West of the State Highway.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the Northwestern Half of that certain 100 foot wide strip of land created by Agreement Dated May 21, 1890, and recorded July 11, 1890, in Volume 8 of Deeds, page 646, in favor of the Seattle Lake Shore and Eastern Railway Company, which lies within the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 4 East, W.M., EXCEPT that portion thereof lying with the South 30 feet of said subdivision (per Order on Summary Judgment filed July 18, 1996 under Skagit County Superior Court Cause No. 95-2-01273-9)

Situated in Skagit County, Washington.