

When recorded return to:  
Nicole Whitney and James Dunstone  
17398 ALLEN RD  
BOW, WA 98232



201707140088

Skagit County Auditor \$75.00  
7/14/2017 Page 1 of 3 1:32PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030618

**COPY**

*Chicago Title  
620030618*

**DOCUMENT TITLE(S)**

Skagit County Right to Manage Natural Resources Lands Disclosure

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: \_\_\_\_\_**

Additional reference numbers on page \_\_\_\_\_ of document

**GRANTOR(S)**

Michelle Fisher and Christopher Fisher

Additional names on page \_\_\_\_\_ of document

**GRANTEE(S)**

Nicole Whitney and James Dunstone

Additional names on page \_\_\_\_\_ of document

**ABBREVIATED LEGAL DESCRIPTION**

Ptn SW 12-35-3E

Complete legal description is on page \_\_\_\_\_ of document

**TAX PARCEL NUMBER(S)**

P34156 / 350312-3-004-0408

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 36.16.010 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

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**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 22, 2017

between <u>Nicole Whitney</u> <small>Buyer</small>	<u>James Dunstone</u> <small>Buyer</small>	(“Buyer”)
and <u>Michelle Fisher</u> <small>Seller</small>	<u>Christopher Fisher</u> <small>Seller</small>	(“Seller”)
concerning <u>17398 Allen Road</u> <small>Address</small>	<u>Bow</u> <small>City</small>	<u>WA 98232</u> (the “Property”) <small>State Zip</small>

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 04/04/2017  
Nicole Whitney  
 Buyer Date  
 4/4/2017 4:18:56 PM PDT

Michelle Fisher  
 Seller Date  
 03/31/2017

Authentication 04/04/2017  
James Dunstone  
 Buyer Date  
 4/4/2017 4:18:17 PM PDT

Chris Fisher  
 Seller Date  
 03/31/2017

## EXHIBIT "A"

Order No.: 620030618

For APN/Parcel ID(s): **P34156 / 350312-3-004-0408**

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That portion of the South Half of the Southwest Quarter of Section 12, Township 35 North, Range 3 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the South Quarter of said Section 12;  
Thence North  $0^{\circ}31'21''$  West, along the East line of said Southwest Quarter, 852.08 feet;  
Thence North  $88^{\circ}58'42''$  West, parallel with the South line of said Southwest Quarter, 822.16 feet to an intersection with the center line of the county road known as the Pearson Road, said intersection being the true point of beginning,  
Thence continue North  $88^{\circ}58'42''$  West, along said parallel line, 321.51 feet;  
Thence South  $18^{\circ}04'48''$  East, 126.99 feet;  
Thence South  $88^{\circ}58'42''$  East, parallel with said South line 321.07 feet to an intersection with the center line of said county road;  
Thence North  $17^{\circ}16'53''$  West, along said center line 76.09 feet to a point of curvature in said center line;  
Thence along the arc of said curve to the left having a radius of 954.93 feet, through a central angle of  $3^{\circ}02'47''$ , an arc distance of 50.77 feet to the true point of beginning;

EXCEPT that portion thereof lying within the boundaries of said Pearson County Road (also known as Allen Road), as conveyed to Skagit County by deed recorded February 24, 1976, under Auditor's File No. 830613, records of Skagit County, Washington.

The above described property also being known as Tract 1 of Skagit County Short Plat No. 68-73, approved January 28, 1974.

Situated in Skagit County, Washington.