

When recorded return to:
Lucas Freeman and Alena Freeman
33145 Lyman Hamilton Highway
Sedro Woolley, WA 98284



201707180094

Skagit County Auditor \$75.00
7/18/2017 Page 1 of 3 3:26PM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031031

CHICAGO TITLE
620031031

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)

David Ridenhour and Darci D. Ridenhour

Additional names on page _____ of document

GRANTEE(S)

Lucas Freeman and Alena Freeman

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN NW NW, 15-35-06 Tax/Map ID(s):

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P41236 / 350615-2-003-0157

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 May 02, 2017

between Lucas Freeman Alena Freeman ("Buyer")
Buyer Buyer
and David Ridenhour Darci D Ridenhour ("Seller")
Seller Seller
concerning 33145 Lyman Hamilton Hwy 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.

Authenticator [Signature] 05/03/2017
Buyer 10:50:00 AM PDT Date
Authenticator Alena Freeman 05/02/2017
Buyer 10:31:18 PM PDT Date

[Signature] 5-9-17
Seller Date
[Signature] 5/8/17
Seller Date

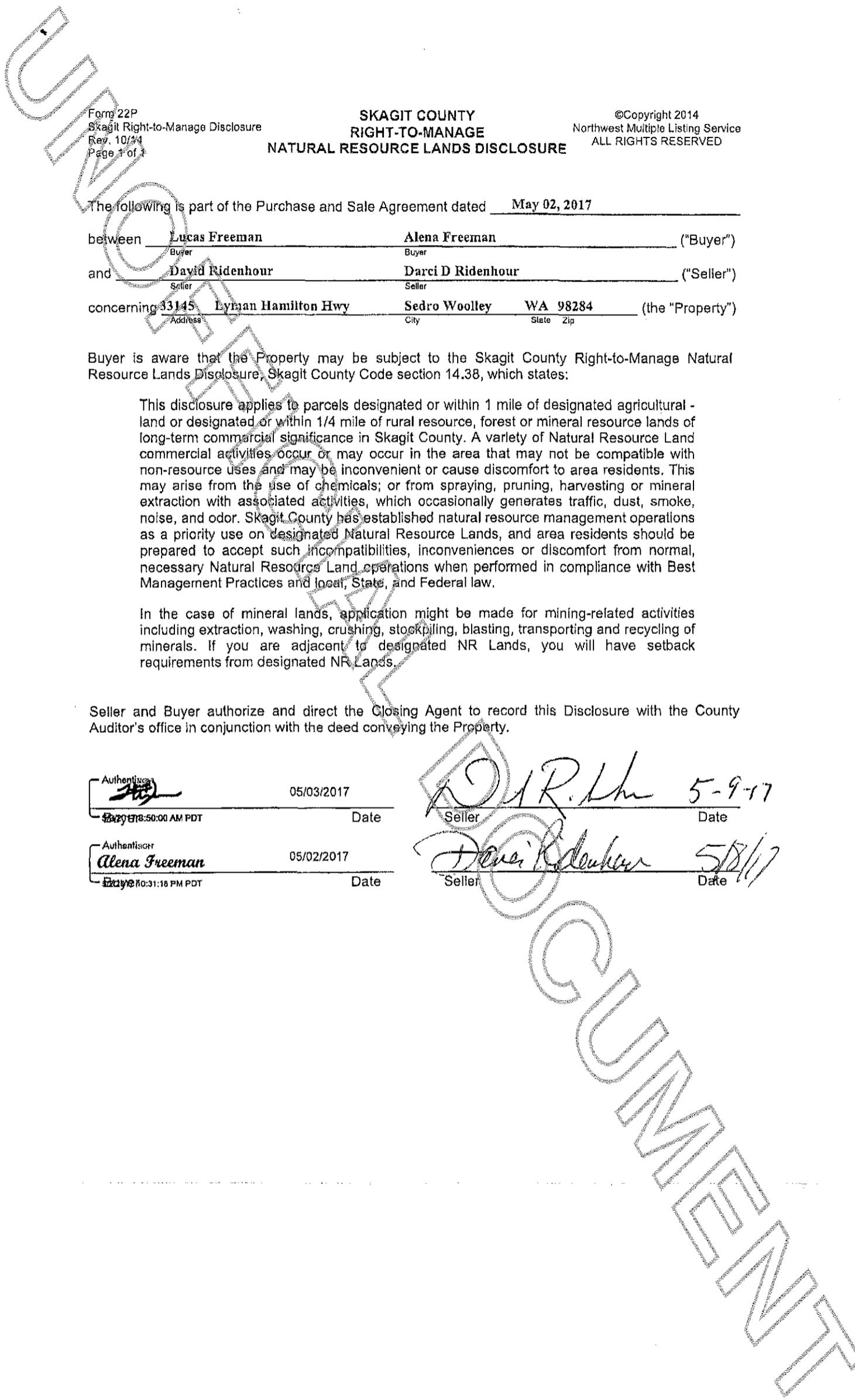


EXHIBIT "A"

Order No.: 620031031

For APN/Parcel ID(s): P41236 / 350615-2-003-0157

The Northwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 6 East of the Willamette Meridian.

EXCEPT the following described parcels:

EXCEPT that portion thereof, if any, lying within the Great Northern Railroad right-of-way.

EXCEPT those portions thereof conveyed to Puget Sound & Baker River Railroad Corporation by deeds recorded February 19, 1907 under Auditor's File No. 60822 and 60884.

AND EXCEPT Lot A, Skagit County Short Plat No. 11-79, approved March 16, 1979 and recorded March 21, 1979 in Volume 3 of Short Plats, page 87, under Auditor's File No. 7903210005, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 6 East of the Willamette Meridian.

AND FURTHER EXCEPTING that portion of Lot B, SKAGIT COUNTY SHORT PLAT NO. 11-79, approved March 16, 1979, and recorded March 21, 1979, in Volume 3 of Short Plats, page 87, under Auditor's File No. 7903210005, records of Skagit County, Washington in the Northwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 6 East of the Willamette Meridian, lying Southwesterly of a line described as follows:

Beginning at the Northeast corner of Lot A in said Skagit County Short Plat No. 11-79;
Thence Southeasterly along the East boundary of said Lot A on a bearing of South 09°23'09" East and said East boundary projected to the South boundary of Lot B of said short plat and the terminus of said line;

Except that portion deeded to the State of Washington on May 21, 2010, under Auditor's File No. 201005210071.

(Also known as Lot B, Skagit County Short Plat No. 11-79, approved March 16, 1979 and recorded March 21, 1979 in Volume 3 of Short Plats, page 87, under Auditor's File No. 7903210005, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 6 East of the Willamette Meridian).

Situated in Skagit County, Washington.