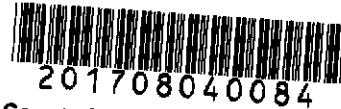


When recorded return to:
Tim Woodmansee
McLaughlin Road. LLC
PO Box 619
Sedro Woolley, WA 98284



201708040084
Skagit County Auditor
8/4/2017 Page

1 of

3

\$76.00
1:52PM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030864

CHICAGO TITLE
620030864

DOCUMENT TITLE(S)

Skagit County
Right-to-Manage

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: n/a

Additional reference numbers on page _____ of document

GRANTOR(S)

PBWA Properties, LLC

☐ Additional names on page _____ of document

GRANTEE(S)

McLaughlin Road, LLC

☐ Additional names on page _____ of document

TRUSTEE

n/a

ABBREVIATED LEGAL DESCRIPTION

PTN SE NW, 15-34-04

Complete legal description is on page **3** of document

TAX PARCEL NUMBER(S)

P24856 / 340415-2-015-0115

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 20, 2017

between BYK Construction Inc. And or Assigns ("Buyer")

and PBWA PROPERTIES LLC ("Seller")

concerning NHN McLaughlin Rd. P#P24856 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.

[Signature] 4/21/17
Buyer Date

[Signature] 4/21/17
Buyer Date

PBWA Properties, LLC by
[Signature] 4/24/17
Seller Date

[Signature]
Seller Date

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620030864

For APN/Parcel ID(s): P24856 / 340415-2-015-0115

That portion of the Southeast Quarter of the Northwest Quarter of Section 15, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section;
Thence South along the West line thereof 20 feet to the Southerly line of McLaughlin Road and the true point of beginning;
Thence continuing South along said West line 666.63 feet to the Northwest corner of that certain parcel described in real estate contract in favor of Kenneth Moore and Phyllis Marie Moore and recorded under Auditor's File No. 8305270054;
Thence East along the North line of said Moore parcel and said line extended 980.15 feet;
Thence North parallel to the West line of said Southeast Quarter of the Northwest Quarter 666.36 feet, more or less, to the South line of McLaughlin Road,
Thence West along the South line to the point of beginning.

Situated in Skagit County, Washington.