

When recorded return to:
Charma Moreno and Richard Pavilion
5919 Bow Street
Bow, WA 98232



Skagit County Auditor
8/15/2017 Page

1 of

4

\$77.00
2:00PM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031726

CHICAGO TITLE
620031726

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)

Crystal Robson and Keith Padgett and Sylvia Padgett

☐ Additional names on page _____ of document

GRANTEE(S)

Charma Moreno and Richard Pavilion

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): Ptn 6-9 Block: 1 Browns Add. to Bow

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P71277 / 4075-001-009-0001

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 36.15.010 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 June 30, 2017

between Charma Moreno and/or Assigns Buyer 120 CRK S [um] ("Buyer") 07/03/2017
and Crystal Robson Seller Keith Padgett Sylvia Padgett ("Seller")
concerning 5919 Bow Street Bow WA 98232 (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.

Authenticated
06/30/2017
Date
Buyer
Date

Seller
Date
Seller
Date

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620031726

For APN/Parcel ID(s): P71277 / 4075-001-009-0001

The following described portion of Parcel A lying Southerly of Line C shall be recombined or reaggregated as a single lot of record:

PARCEL A:

Lots 6 to 9, inclusive, Block 1, BROWNS ADDITION TO BOW, according to the plat thereof recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated River Drive that reverted thereto by operation of law pursuant to Order of Vacation filed on September 16, 1975, under Commissioners File No. 13750;

EXCEPT that portion of vacated River Drive as delineated on Browns Addition to Bow, according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 9 in said Browns Addition to Bow, also being a point on the East line of Bow Street;
Thence North along said East line of Bow Street for a distance of 8.00 feet;
Thence South 82°31'05" East for a distance of 123.25 feet;
Thence South 69°26'33" East for a distance of 38.32 feet, more or less, to the Easterly line of River Drive and the true point of beginning;
Thence North 27°47'00" East for a distance of 65.16 feet along the Easterly line of vacated River Drive;
Thence North 51°51'56" West for a distance of 11.52 feet;
Thence South 18°13'00" West for a distance of 68.18 feet to the point of beginning;

AND EXCEPT that portion of Lot 9, Block 1, and that portion of vacated River Drive in Browns Addition to Bow, according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 9 also being a point on the East line of Bow Street;
Thence North along said East line of Bow Street for a distance of 8 feet;
Thence South 82°31'05" East, for a distance of 123.25 feet;
Thence South 69°26'33" East for a distance of 38.32 feet, more or less, to the Easterly line of River Drive;
Thence North 73°42'00" West, for a distance of 40.82 feet, more or less, to a point on the Westerly line of vacated River Drive, said point also being the East corner common to Lots 9 and 10 of said Brown's Addition;
Thence West along the common boundary of said Lots 9 and 10 for a distance of 120.00 feet to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "A"
LEGAL DESCRIPTION
(continued)

LINE C:

Begin at a point on the Northwestern line of Lot 6 in Block 1, BROWNS ADDITION TO BOW, according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, that lies on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5 of said Block, when measured at right angles thereto;
Thence Southeasterly along said parallel line and its Southeasterly extension to a point on the Southeasterly line of vacated River Drive, said point being the terminus of this line description;

ALL OF THE ABOVE TOGETHER WITH that portion of Lots 6 and 7, Brown's Addition to Bow, according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated River Drive that reverted thereto by operation of law pursuant to Order of Vacation filed on September 16, 1975, under Commissioners File No. 13750 described as follows:

Beginning at a point on the Northwestern line of Lot 6 in Block 1, BROWN'S ADDITION TO BOW, according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, that lies on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5 of said Block, when measured at right angles thereto;
Thence Southeasterly along said parallel line and its Southeasterly extension for a distance of 191.31 feet to a point within vacated River Drive;
Thence North 18°13'00" East for a distance of 20.39 feet;
Thence North 57°48'11" West for a distance of 185.36 feet to the point of beginning.

Situated in Skagit County, Washington.