

When recorded return to:
Theodore Dionne
24604 Wicker Road
Sedro Woolley, WA 98284



Skagit County Auditor \$76.00
8/18/2017 Page 1 of 3 1:40PM

COPY

CHICAGO TITLE
620031287

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)

Frederic & Lorie Smith

☐ Additional names on page _____ of document

GRANTEE(S)

Theodore Dionne

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): PTN LOT 2 SKAGIT COUNTY SHORT PLAT NO. PL03-0572

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P123079 / 3899-000-002-0900 and P123080 / 3899-000-002-1000

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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 06, 2017

between Theodore Dionne ("Buyer")
Buyer Buyer

and Frederic Smith Lorie Smith ("Seller")
Seller Seller

concerning 24604 Wicker Road 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.

AuthentSIGN
[Signature] 07/07/2017
Buyer 07:08:34 AM PDT Date

Buyer Date

AuthentSIGN
Frederic Smith 07/10/2017
Seller 07:08:31 PM PDT Date

AuthentSIGN
Lorie Smith 07/10/2017
Seller 07:08:59 PM PDT Date

Seller Date

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620031287

For APN/Parcel ID(s): P123079 / 3899-000-002-0900 and P123080 / 3899-000-002-1000

Parcel A:

Lot 2, Short Plat No. PL03-0572, approved December 23, 2004 and recorded July 20, 2005, under Auditor's File No. 200507200114, records of Skagit County, Washington, being a portion of Lot 2, "BETTER'S ACREAGE, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, Page 53, records of Skagit County, Washington.

EXCEPT that portion described as follows:

A parcel of land situated in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 35 North, Range 5 East, Willamette Meridian, Skagit County, Washington, more particularly described as follows:

Beginning at the Center of Section 19, Township 35 North, Range 5 East, Willamette Meridian, Skagit County, Washington; thence South 89° 52' 30" East a distance of 327.88 feet along the North line of Northwest 1/4 of the Southeast 1/4 of Section 19, Township 35 North, Range 5 East, Willamette Meridian, Skagit County, Washington; thence South 02° 48' 43" East a distance of 30.04 feet to the Southerly right-of-way Wicker Road, said point also being the Northwest corner of Lot 2, "DEITER'S ACREAGE"; thence South 89° 52' 30" East a distance of 131.17 feet along the Southerly right-of-way Wicker Road to the point of beginning, said point also being the Northwest corner of Short Plat No. PL03-0572, recorded under AF No. 200507200114 records of Skagit County, Washington; thence South 89° 52' 30" East a distance of 5.41 feet along the Southerly right-of-way Wicker Road to a fence as shown on said Short Plat No. PL03-0572; thence South 02° 38' 55" East a distance of 377.52 feet along a fence as shown on said Short Plat No. PL03-0572; thence North 89° 45' 10" West a distance of 4.41 feet to the West line of said Short Plat No. PL03-0572; thence North 02° 48' 10" West a distance of 377.60 feet to the Southerly right-of-way Wicker Road and to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel B:

An easement for ingress, egress and utilities as delineated on Short Plat No. PL03-0572, approved December 23, 2004 and recorded July 20, 2005, under Auditor's File No. 200507200114, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.