

When recorded return to:
Donald Peterson and Vicki McManus
402 Commercial Ave.
Anacortes, WA 98221



201708220038

Skagit County Auditor

\$78.00

8/22/2017 Page

1 of

5 1:39PM

COPY

DOCUMENT TITLE(S)

GUARDIAN NORTHWEST TITLE CO.

Skagit County Right to Manage Natural Resource Lands Disclosure

114577

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: _____

Additional reference numbers on page _____ of document

GRANTOR(S)

James P. Jacobs and Elizabeth Jacobs

☐ Additional names on page _____ of document

GRANTEE(S)

Donald Peterson and Vicki McManus

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): 3 SHORT PLAT 127-79, Ptn. NE SE, 31-35-02E W.M.

Complete legal description is on page _____ of document

TAX PARCEL NUMBER(S)

P33416 / 350231-4-004-0206

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 19, 2017

between Donald Peterson Vicki McManus ("Buyer")
Buyer Buyer
and James Jacobs Elizabeth Jacobs ("Seller")
Seller Seller
concerning 11724 Hummingbird Lane Anacortes WA 98221 (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
Donald Peterson 07/20/2017
Buyer 7/20/2017 6:52:19 AM PDT Date
Authenticator
Vicki McManus 07/20/2017
Buyer 7/20/2017 6:48:29 AM PDT Date

James Jacobs 7/20/17
Seller Date
Elizabeth Jacobs 7-26-17
Seller Date

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620031809

For APN/Parcel ID(s): P33416 / 350231-4-004-0206

PARCEL "A":

Lot 3, Skagit County Short Plat No. 127-79, as approved November 19, 1982, and recorded November 19, 1982, in Volume 6 of Short Plats, Pages 32 and 33, under Auditor's File No. 8211190004, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 in Section 31, Township 35 North, Range 2 East, Willamette Meridian;

EXCEPT from said Lot 3, those portions described as follows:

1. Beginning at the Southwest corner of said Lot 3; thence North 1° 32' 51" East along the West line of said Lot 3 a distance of 233.00 feet to the true point of beginning; thence North 1° 32' 51" East, continuing along said West line of Lot 3, a distance of 293.44 feet; thence South 46° 36' 05" East along the Northeasterly line of said Lot 3 a distance of 471.24 feet; thence South 26° 33' 42" West a distance of 12.54 feet; thence North 46° 36' 05" West, parallel with said Northeasterly line,

a distance of 180.00 feet; thence South 69° 06' 04" West a distance of 229.07 feet to the true point of beginning.

2. Beginning at the most Easterly corner of said Lot 3; thence North 88° 36' 37" West along the South line of said Lot 3 a distance of 170.34 feet; thence North 1° 27' 21" East a distance of 153.27 feet to the Northeasterly line of said Lot 3; thence South 46° 36' 05" East along said Northeasterly line a distance of 229.02 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "B":

That portion of Lot 1 of Short Plat No. 127-79, according to the map thereof recorded in Volume 6 of Short Plats, Page 32, under Auditor's File No. 8211190004, records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 35 North, Range 2 East, Willamette Meridian, and being more particularly described as follows:

Beginning at the most Southerly corner of said Lot 1; thence North 46° 36' 05" West along the Southwesterly line of said Lot 1 a distance of 49.43 feet to the true point of beginning; thence continuing North 46° 36' 05" West along said Southwesterly line a distance of 86.46 feet; thence North 26° 33' 42" East a distance of 12.74 feet; thence South 53° 08' 59" East a distance of 72.26 feet; thence South 1° 27' 21" West a distance of 27.47 feet to the true point of beginning.

EXHIBIT "A" LEGAL DESCRIPTION

(continued)

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for ingress, egress and utilities over and across a strip of land 60 feet in width, being 30 feet on each side of the following described centerline:

Beginning at the Southeast corner of Government Lot 5 of Section 31, Township 35 North, Range 2 East, Willamette Meridian; thence North $39^{\circ} 36' 45''$ West a distance of 77.18 feet; thence North $7^{\circ} 12' 26''$ West a distance of 20.00 feet to a point on said centerline, and hereafter referred to as Point "A"; thence North $82^{\circ} 47' 34''$ East to the Westerly line of the State highway right-of-way and the true point of beginning of the centerline of the easement herein described; thence South $82^{\circ} 47' 34''$ West to the above referred to Point "A"; thence Southwesterly from said Point "A" to a point on the South line of said Lot 5, that is 165.0 feet West of the Southeast corner of said Lot 5; thence West along the South line of Government Lot 5 to the Southwest corner of Government Lot 5, the terminal point of said centerline; and

ALSO, a non-exclusive easement for ingress, egress and utilities over and across the East 15 feet of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 35 North, Range 2 East, Willamette Meridian, and over and, across the West 15 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4;

Situate in the County of Skagit, State of Washington.

Parcel "D":

A non-exclusive easement for ingress, egress and utilities, over, across, along and under the following:

A strip of land 40 feet in width lying 20 feet on both sides of the following described centerline:

Beginning at the Southwest corner of Section 32, Township 35 North, Range 2 East, Willamette Meridian; thence South $88^{\circ} 03' 11''$ East along the South line of said Section 32, 1,155.48 feet to the Westerly right-of-way line of State Highway No. 20; thence North $11^{\circ} 37' 35''$ West, 102.85, feet to the Southerly line of the unconstructed Tennessee Avenue; thence South $88^{\circ} 04' 49''$ East along said Southerly line, 26.22 feet to the true point of beginning of the description; thence North $32^{\circ} 52' 12''$ West 124.22 feet; thence South $50^{\circ} 42' 01''$ West, 99.77 feet; thence South $63^{\circ} 47' 42''$ West, 158.03 feet; thence North $77^{\circ} 14' 12''$ West, 192.49 feet, more or less, to the Easterly right-of-way line of City of Anacortes waterline easement

(Auditor's File No. 242886); thence along said waterline easement a strip of land lying 40 feet Westerly of said waterline Easterly right-of-way line bearing North $26^{\circ} 45' 57''$ West, 1,276 feet, more or less; thence North $46^{\circ} 36' 05''$ West, 118.17 feet, more or less, to a point on the Northerly line of Block 20, and the termination point of this description.

EXHIBIT "A" LEGAL DESCRIPTION
(continued)

Situate in the County of Skagit, State of Washington.

Parcel "E":

An easement for ingress, egress, and utilities over, under and across, that portion of the Southeast 1/4 of Section 31, Township 35 North, Range 2 East, Willamette Meridian, described as follows;

Beginning at the Southeast corner of Lot 2, as shown on that certain survey, as recorded in Book 20 of Surveys, at Page 181, under Auditor's File No. 9807230084, records of Skagit County, Washington; thence North 88° 36' 37" West, along the South line of said Lot 2, a distance of 5.96 feet to the true point of beginning; thence North 46° 00' 09" West, 244.56 feet; thence North 53° 08' 59" West, 57.42 feet; thence along a non-tangent curve Northerly, Westerly, Southerly and Easterly, forming a cul-de-sac, whose radius point bears North 79° 32' 15" West, 45.00 feet through a central angle of 307° 13' 28", an arc distance of 241.29 feet; thence South 53° 08' 59" East, 54.92 feet; thence South 46° 00' 09" East, 198.58 feet to the South line of the aforesaid Lot 2; thence South 88° 36' 37" East, 59.09 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.