

When recorded return to:
Sean T. Linscott
201 1st Street
Hamilton, WA 98255



Skagit County Auditor
8/22/2017 Page 1 of 4 3:18PM \$77.00

COPY

CHICAGO TITLE
620031817

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)

Estate of Todd Cameron Byerly

☐ Additional names on page _____ of document

GRANTEE(S)

Sean T. Linscott

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN GL 1 & 2 14-35-06 AND LOTS 1, 2, 7 & 8 BLOCK B, TOWN PLAT OF HAMILTON

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P73655 / 4111-002-001-0003, P119440 / 4111-002-008-0100, P41180 / 350614-0-011-0004 and
P41198 / 350614-1-013-0000

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 July 10 / 2017
between Sean T Linscott ("Buyer")
and Elizabeth Swift + Estate of Byerly ("Seller")
concerning 201 1st St Hamilton WA 98255 (the "Property")

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.

Sean T Linscott 7/10/17
Buyer Date

Buyer Date

Authentication
Elizabeth Swift, Personal Representative 07/11/2017
7/11/2017 1:15:43 PM PDT
Seller Date

Seller Date

EXHIBIT "A"

Order No.: 620031817

For APN/Parcel ID(s): P73655 / 4111-002-001-0003, P119440 / 4111-002-008-0100, P41180 / 350614-0-011-0004 and P41198 / 350614-1-013-0000

PARCEL A:

That portion of Government Lots 1 and 2 of Section 14, Township 35 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Block A, Town Plat of Hamilton, according to the plat thereof recorded in Volume 1 of Plats, page 15, records of Skagit County, Washington;
Thence Northwesterly along the Southerly line of said Town Plat of Hamilton, a distance of 750 feet, more or less, to the Southeast corner of Lot 1, Block D, of said Town Plat of Hamilton;
Thence Southwesterly along the Southwesterly extension of the Westerly line of Third Street, to the bank of the Skagit River;
Thence Southeasterly, along said bank of the Skagit River, to the Southwesterly extension of the Easterly line of said Block A, Town Plat of Hamilton;
Thence Northeasterly along said Southwesterly extension to the point of beginning;

EXCEPT that portion lying within the right-of-way of Water Street and/or 1st Street.

Situated in Skagit County, Washington

PARCEL B:

That portion of Government Lots 1 and 2 of Section 14, Township 35 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Government Lot 1;
Thence West a distance of 412.5 feet, more or less, to the bank of the Skagit River;
Thence Northwesterly along the bank of the Skagit River to the Southwesterly extension of the Easterly line of Block A, Town Plat of Hamilton, according to the plat thereof recorded in Volume 1 of Plats, page 15, records of Skagit County, Washington;
Thence Northeasterly along said Southwesterly extension of the Easterly line of Block A to the Southerly line of Water Street;
Thence Easterly along the Southerly line of Water Street to the East line of Government Lot 1;
Thence South along said East line to the point of beginning;

EXCEPT any portion thereof lying within the Hamilton Townsite Company's Third Addition to the Town of Hamilton, according to the plat thereof recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL C:

Lot 1, Block B, TOWN PLAT OF HAMILTON, according to the plat thereof recorded in Volume 1 of

EXHIBIT "A"
(continued)

Plats, page 15, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL D.

Lots 2, 7 and 8, Block B, TOWN PLAT OF HAMILTON, according to the plat thereof, recorded in Volume 1 of Plats, page 15, records of Skagit County, Washington.

Situated in Skagit County, Washington