

When recorded return to:
Tony J. Johnston and Rosemary F. Hodges
24051 Mosier Road
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00
8/24/2017 Page 1 of 4 1:33PM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031850

CHICAGO TITLE
U20031850

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)

Joshua L. Klinger

Additional names on page _____ of document

GRANTEE(S)

Tony J. Johnston and Rosemary F. Hodges

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN GL 7, 06-35-05

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

TAX PARCEL NUMBER(S)

P38521/350506-0-022-0200

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**

The following is part of the Purchase and Sale Agreement dated July 23, 2017

between Tony J. Johnston Rosemary F. Hodges ("Buyer")
Buyer Buyer

and Joshua L. Klinger ("Seller")
Seller Seller

concerning 24051 Mesier 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.

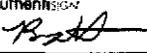
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

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.

Authentisign

07/23/2017
Date
Buyer 8:24:18 PM PDT

Authentisign
Joshua L. Klinger
07/24/2017
Date
Seller 5:42:52 PM PDT

Authentisign

07/23/2017
Date
Buyer 8:26:51 PM PDT

Seller Date

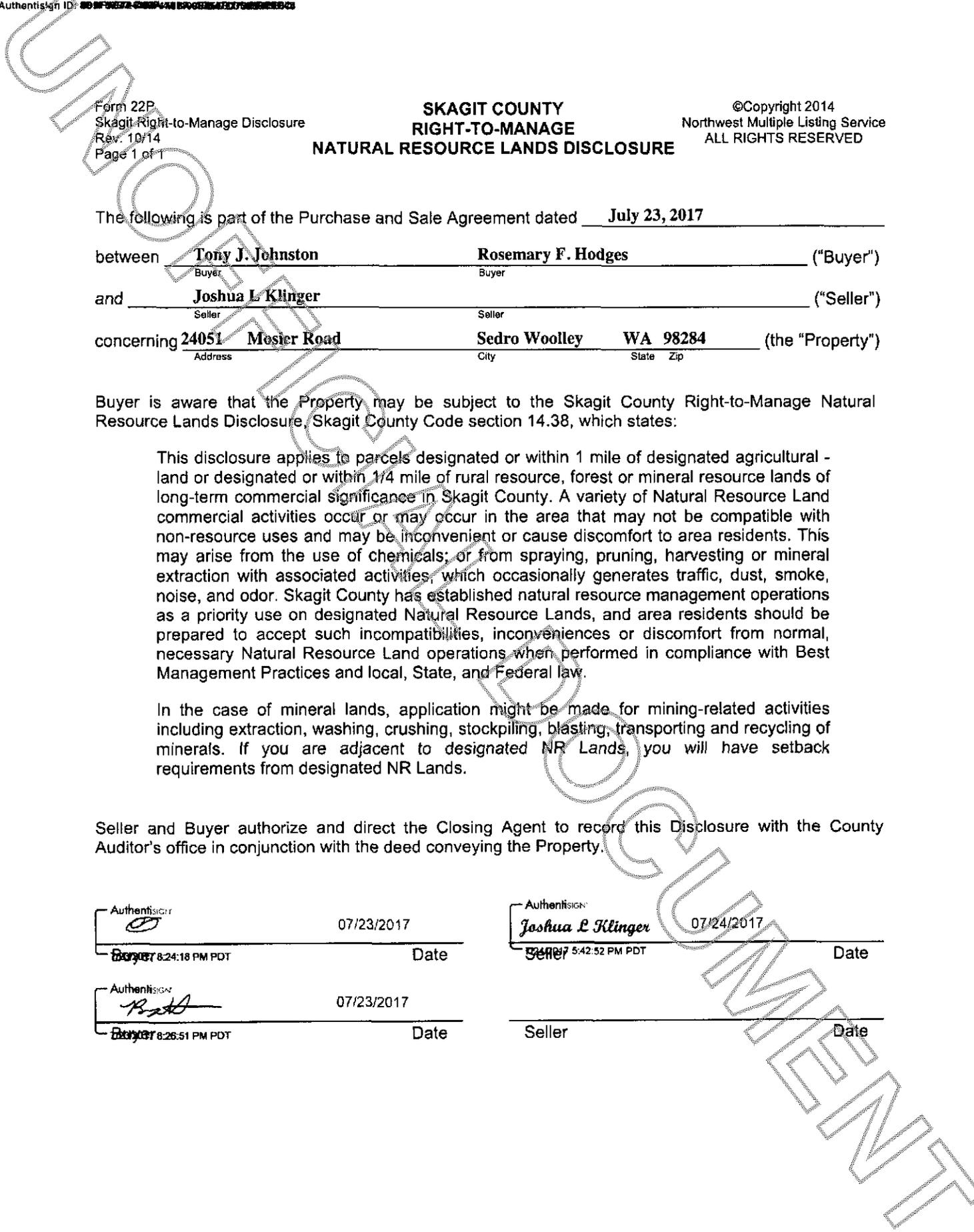


EXHIBIT "A"

Order No.: 620031850

For APN/Parcel ID(s): P38521/350506-0-022-0200

PARCEL A:

That portion of Government Lot 7, Section 6, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at the Southwest corner of said Government Lot 7;
Thence North $88^{\circ}52'33''$ East along the South line of said Government Lot 7, 30.05 feet to an intersection with a line 30 feet East of and parallel with the West line of said Government Lot 7, as measured at right angles, said intersection being the true point of beginning;
Thence continue North $88^{\circ}52'33''$ East along said South line, 199.97 feet;
Thence North $2^{\circ}11'30''$ East parallel with said West line of Government Lot 7, 212.00 feet;
Thence South $88^{\circ}52'33''$ West parallel with said South line 199.97 feet to the West line of that certain tract of land conveyed to Hal Fredlund and Corinne Fredlund, husband and wife, by instrument recorded under Skagit County Auditor's File No. 775540, records of Skagit County, Washington;
Thence South $2^{\circ}11'30''$ West along said West line 212.00 feet to the true point of beginning;

EXCEPT the South 30 feet for county road;

AND EXCEPT mineral reservations as reserved in deed dated June 15, 1907, recorded July 6, 1907 under Auditor's File No. 63009, records of Skagit County, Washington.

(Also known as Tract A of Revised Skagit County Short Plat No. 87-72, approved August 27, 1974.)

Situated in Skagit County, Washington.

PARCEL B:

That portion of Government Lot 7, Section 6, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at the Southwest corner of said Government Lot 7;
Thence North $88^{\circ}52'33''$ East along the South line of said Government Lot 7, 30.05 feet to an intersection with a line 30 feet East of and parallel with the West line of said Government Lot 7, as measured at right angles;
Thence continue North $88^{\circ}52'33''$ East along said South line 199.97 feet to the true point of beginning;
Thence continue North $88^{\circ}52'33''$ East along said South line 20.03 feet;
Thence North $2^{\circ}11'30''$ East parallel with said West line of Government Lot 7, 382.00 feet to the North line of that certain tract of land conveyed to Hal Fredlund and Corinne Fredlund, husband and wife, by instrument recorded under Skagit County Auditor's File No. 775540, records of Skagit County, Washington;
Thence South $88^{\circ}52'33''$ West along said North line 220.00 feet to the Northwest corner of said Fredlund tract;
Thence South $2^{\circ}11'30''$ West along the West line of said Fredlund tract 170.00 feet to a point that is North $2^{\circ}11'30''$ East 212.00 feet from said South line;
Thence North $88^{\circ}52'33''$ East parallel with said South line 199.97 feet to a point that is North $2^{\circ}11'30''$

EXHIBIT "A"

(continued)

East from the true point of beginning;

Thence South $2^{\circ}11'30''$ West 212.00 feet to the true point of beginning;

EXCEPT the South 30 feet for county road;

AND EXCEPT mineral reservations as reserved in deed dated June 15, 1907, recorded July 6, 1907, under Auditor's File No. 63009, records of Skagit County, Washington.

(Also known as Tract B of Revised Skagit County Short Plat No. 87-72, approved August 27, 1974).

Situated in Skagit County, Washington.

PARCEL C:

That portion of Government Lot 7, Section 6, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at the Southwest corner of said Government Lot 7;

Thence North $88^{\circ}52'33''$ East along the South line of said Government Lot 7, 30.05 feet to an intersection with a line 30 feet East of and parallel with the West line of said Government Lot 7, as measured at right angles;

Thence continue North $88^{\circ}52'33''$ East along said South line 404.72 feet;

Thence North $2^{\circ}11'30''$ East parallel with said West line of Government Lot 7, 30.05 feet to an intersection with a line 30 feet North of and parallel with said South line of Government Lot 7, as measured at right angles;

Thence South $88^{\circ}52'33''$ West along said parallel line a distance of 58 feet to the true point of beginning;

Thence North $88^{\circ}52'33''$ East along said parallel line, a distance of 58 feet;

Thence North $2^{\circ}11'07''$ West to the North line of that certain tract of land conveyed to Hal Fredlund and Corinne Fredlund, husband and wife, by instrument recorded under Auditor's File No. 775540, records of Skagit County, Washington;

Thence South $88^{\circ}52'33''$ West along said North line a distance of 150.00 feet, to a point hereafter called point A for reference purposes;

Thence continuing South $88^{\circ}52'33''$ West along said North line a distance of 7.85 feet, more or less, to the Northeast corner of a tract conveyed to Paul R. Blakeman by deed recorded under Auditor's File No. 851524, records of Skagit County, Washington;

Thence South $2^{\circ}11'30''$ West along the East line of said Blakeman tract to a point on a line 30 feet North of and parallel with the South line of said Section;

Thence East along said parallel line to the true point of beginning;

EXCEPT that portion thereof lying East of a line drawn from point A to the true point of beginning;

AND EXCEPT mineral reservations as reserved in deed dated June 15, 1907, recorded July 6, 1907, under Auditor's File No. 63009, records of Skagit County, Washington.

(Also known as a portion of Tract C of Revised Skagit County Short Plat No. 87-72, approved August 27, 1974).

Situated in Skagit County, Washington.