

When recorded return to:
Shawn BiFoss
2020 I Ave
Anacortes, WA 98221

POOR COPY



201709080019

Skagit County Auditor \$76.00
9/8/2017 Page 1 of 3 10:20AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032063

CHICAGO TITLE
620032063

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)

Kope Commercial Property, LLC, a Washington Limited Liability Company

Additional names on page _____ of document

GRANTEE(S)

Shawn BiFoss, an unmarried person

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN SW SE 18-36-04 AND PTN NW NE, 19-36-04 Tax/Map ID(s)

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

TAX PARCEL NUMBER(S)

P49463 / 360419-1-002-0009 and P49437 / 360418-4-005-0001

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 36.18.010 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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**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 23, 2017
between Shawn BiFoss ("Buyer")
Buyer Buyer
and Kope Commercial Property LLC ("Seller")
Seller Seller
concerning 0 Overpass Road Burlington 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.

Authentisign
Shawn BiFoss 07/23/2017
Buyer 7:51:17 PM PDT Date

Paul Ph... 7-27-17
Seller Date

Buyer Date

Seller Date

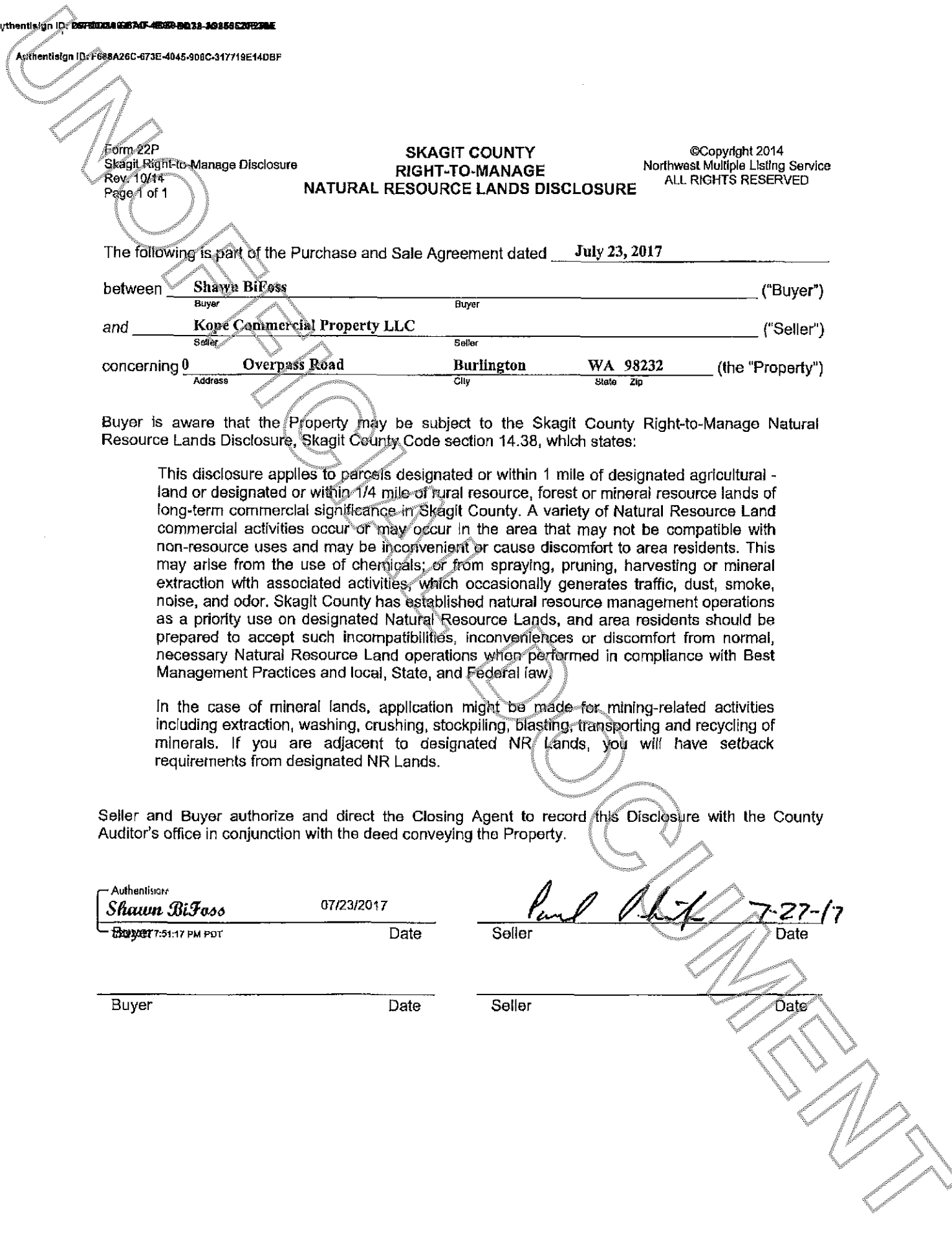


EXHIBIT "A"

Order No.: 620032063

For APN/Parcel ID(s): P49463 / 360419-1-002-0009 and P49437 / 360418-4-005-0001

That portion of the following described tract which lies Westerly of the centerline of that certain easement recorded May 10, 1984, under Auditor's File No. 8405100001:

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 36 North, Range 4 East, W.M., and that portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 36 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 19; thence North 0 degrees 08'00" East along the East line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, 701.26 feet to the true point of beginning;

Thence continuing North 0 degrees 08'00" East, a distance of 624.31 feet to the Northeast corner of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$,

Thence North 2 degrees 11'39" East along the East line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, a distance of 265.02 feet;

Thence North 87 degrees 03'07" West, a distance of 999.11 feet to the East line of Interstate 5;

Thence South 5 degrees 54'43" East, a distance of 895.03 feet;

Thence South 86 degrees 46' 57" East, a distance of 895.41 feet to the true point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities as set forth in easement recorded May 10, 1984, under Auditor's File No. 8405100001 (said property is also known as Tract 10 of the certain record of survey recorded November 15, 1985, in Volume 6 of Surveys, Pages 141-144, inclusive, under Auditor's File No. 8511150015, records of Skagit County, Washington.)

Situated in Skagit County, Washington.