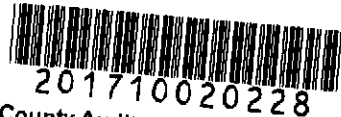


When recorded return to:
James Bowers
316 North Laventure
Mount Vernon, WA 98273

COPY



201710020228
Skagit County Auditor
10/2/2017 Page

1 of

3

\$78.00
3:33PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031579

CHICAGO TITLE
620031579

DOCUMENT TITLE(S)

Skagit County Right to Manage Natural Resources Lands Disclosure

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

Additional reference numbers on page _____ of document

GRANTOR(S)

Brian Dean

☐ Additional names on page _____ of document

GRANTEE(S)

James Bowers

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): Ptn 4 Assessor's Plat of Purcell's Tracts

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P54863 / 3770-000-004-0008

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 30.18.010 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 June 23, 2017
between James Bowers ("Buyer")
Buyer
and Brian Dean ("Seller")
Seller
concerning 316 N Laventure Mount Vernon WA 98273 (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
James I Bowers 06/25/2017
Buyer 1:01:38 PM PDT Date

Authenticator
Brian Dean 06/26/2017
Seller 6:11:02 AM PDT Date

Buyer Date

Seller Date

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620031579

For APN/Parcel ID(s): P54863 / 3770-000-004-0008

Tract 4, "ASSESSOR'S PLAT OF PURCELL'S TRACTS", as per plat recorded in Volume 9 of Plats, page 105, records of Skagit County, Washington;

EXCEPT the West 10 feet of said Tract 4, as conveyed to the City of Mount Vernon, by Deed recorded November 17, 1978, under Auditor's File No. 891540, records of Skagit County, Washington;

AND EXCEPT that portion of said Lot 4, conveyed to the City of Mount Vernon by Deed recorded May 14, 1991, under Auditor's File No. 9105140041, records of Skagit County, Washington, described as follows:

Beginning at a point 10 feet East of the Southwest corner of said Lot 4, said point being on the East margin of LaVenture Road; thence South 88 degrees 40'16" East, a distance of 20 feet; thence North 44 degrees 03'46" West, a distance of 28.48 feet; thence South 00 degrees 32'44" West, a distance of 20 feet to the point of beginning.

Situate in Skagit County, Washington