

When recorded return to:
Jae Ahn and Sook J. Ahn
21590 Alderbrook Lane
Mount Vernon, WA 98274



201710040101

Skagit County Auditor

\$77.00

10/4/2017 Page

1 of

4

3:45PM

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CHICAGO TITLE
020032387

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)

Jared L. Ware and Noelle E. Ware

☐ Additional names on page _____ of document

GRANTEE(S)

Jae Ahn and Sook J. Ahn

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): 2B Unit(S): SKAGIT COUNTY SHORT PLAT NO. PL02-368

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P116943 / 330403-1-001-0800 and P119687 / 330403-1-001-1000

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 September 01, 2017
between Jae Ahn Buyer Sook J Ahn Buyer ("Buyer")
and Jared L Ware Seller Noelle E Ware Seller ("Seller")
concerning 21590 Alderbrook Lane Mount Vernon WA 98274 (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.

Authentic
Jae Ahn 09/01/2017
Buyer 4:41:41 PM PDT Date
Authentic
Sook J Ahn 09/01/2017
Buyer 4:40:16 PM PDT Date

[Signature] 9-4-17
Seller Date
Noelle Ware 9/4/17
Seller Date

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620032387

For APN/Parcel ID(s): **P116943 / 330403-1-001-0800 and P119687 / 330403-1-001-1000**

PARCEL "A":

Lot 2B of Skagit County Short Plat No. PL02-368, recorded October 16, 2002, under Auditors File No. 200210160145, records of Skagit County, Washington, being a portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 33 North, Range 4 East, W.M. (said Lot 2B includes those areas delineated on the face of said Short Plat as "Tract C", "Tract D" and "Lot 2B Buildable Area").

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH a non-exclusive easement 60 feet wide for ingress, egress, and utilities over, under, and through the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, all in Section 3, Township 33 North, Range 4 East, W.M., the centerline of which is described as follows:

Beginning at the Southwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 3; thence North 01 degrees 57'53" West along the West line thereof, a distance of 433.25 feet to the centerline of Cascade Ridge Drive as shown on the Plat of "CASCADE RIDGE P.U.D.," as per plat recorded in Volume 14 of Plats, pages 112 through 121, inclusive, records of Skagit County, Washington and the initial point of this centerline description; thence North 78 degrees 54'55" East, a distance of 22.80 feet to the point of curvature of a curve to the left having a radius of 170.00 feet; thence Easterly along said curve through a central angle of 15 degrees 19'30" and an arc length of 45.47 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet; thence Easterly along said curve through a central angle of 35 degrees 35'31" and an arc length of 71.44 feet; thence South 80 degrees 49'04" East, a distance of 56.12 feet to the point of curvature of a non-tangent curve to the right having a radius of 176.38 feet, from this point the center bears South 65'32'47" East; thence Northerly along said curve through a central angle of 73 degrees 35'16" and an arc length of 226.54 feet; thence South 81 degrees 57'31" East, a distance of 155.47 feet to the point of curvature of a curve to the left having a radius of 169.81 feet; thence Easterly along said curve through a central angle of 40 degrees 20'14" and an arc length of 119.55 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet; thence Easterly along said curve through a central angle of 90 degrees 51'48" and an arc length of 182.37 feet to the point of reverse curvature of a curve to the left having a radius of 274.51 feet; thence Easterly along said curve through a central angle of 27 degrees 15'57" and an arc length of 130.63 feet; thence South 58 degrees 41'55" East, a distance of 217.08 feet to the point of curvature of a curve to the left having a radius of 325.55 feet; thence Easterly along said curve through a central angle of 25 degrees 03'59" and an arc length of 142.43 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet; thence Easterly along said curve through a central angle of 29 degrees 54'17" and an arc length of 60.02 feet to Point "A";

EXHIBIT "A" LEGAL DESCRIPTION

(continued)

thence continuing along said curve through a central angle of 31 degrees 14'36" and an arc length of 62.71 feet;
thence South 22 degrees 36'59" East, a distance of 243.39 feet to the point of curvature of a curve to the right having a radius of 115.00 feet;
thence Southerly along said curve through a central angle of 15 degrees 19'19" and an arc length of 30.75 feet to the point of reverse curvature of a curve to the left having a radius of 115.00 feet;
thence Southerly and Easterly along said curve through a central angle of 134 degrees 33'57" and an arc length of 270.09 feet to the point of reverse curvature of a curve to the right having a radius of 150.00 feet;
thence Easterly along said curve through a central angle of 62 degrees 00'54" and an arc length of 162.35 feet to the point of curvature of a reverse curve to the left having a radius of 115.00 feet;
thence Easterly and Northerly along said curve through a central angle of 83 degrees 51'20" and an arc length of 168.31 feet;
thence North 16 degrees 17'57" East, a distance of 67.15 feet to a point on the East-West centerline of said Section 3 which lies North 87 degrees 15'24" East, a distance of 1,895.24 feet from the Southwest corner of the Southeast ¼ of the Northwest ¼ of said Section 3 and the terminus of this centerline description.

TOGETHER WITH an easement for ingress, egress, utilities, and cul-de-sac described as follows:

Beginning at Point "A" described above;
thence North 36 degrees 08'24" East, a distance of 45.00 feet to the center of a 45 foot radius cul-de-sac with 20 foot radius entrance and exit curves at the intersections with the Northeasterly line of the hereinabove described 60 foot easement.

Situate in the County of Skagit, State of Washington.