

When recorded return to:  
Terah Regan and Celeste Rivers  
P.O. Box 1384  
Stanwood, WA 98292



201710310117

Skagit County Auditor \$77.00  
10/31/2017 Page 1 of 4 11:51AM

**COPY**

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032838

**CHICAGO TITLE**  
**620032838**

**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)**

M. Sather

Additional names on page \_\_\_\_\_ of document

**GRANTEE(S)**

Terah Regan and Celeste Rivers

Additional names on page \_\_\_\_\_ of document

**ABBREVIATED LEGAL DESCRIPTION**

PTN NE NW, 27-34-02 AND PTN TRACT 56 SNEE-OOSH

Complete legal description is on page 3 of document

**TAX PARCEL NUMBER(S)**

P20804 / 340227-3-003-0008 and P69675 / 4016-000-056-0106

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**

The following is part of the Purchase and Sale Agreement dated October 16, 2017  
between Terah Regan Celeste Rivers ("Buyer")  
Buyer Buyer  
and M Sather ("Seller")  
Seller Seller  
concerning 16560 Snee Oosh Rd La Conner WA 98257 (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  
Terah Regan 10/17/2017  
Buyer 11:40:13 AM PDT Date

AuthentiSIGN  
[Signature] 10/17/2017  
Seller 9:16:18 PM PDT Date

AuthentiSIGN  
Celeste Rivers 10/22/2017  
Buyer 2:38:19 PM PDT Date

Seller Date

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Order No.: 620032838

**For APN/Parcel ID(s): P20804 / 340227-3-003-0008 and P69675 / 4016-000-056-0106**

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Parcel A:

That portion of the West half of the Northeast quarter of the Southwest quarter, Section 27, Township 34 North, Range 2 East, Willamette Meridian, lying Southwesterly of the county road, as conveyed to Skagit County, by deed recorded in Volume 169 of deeds, Page 509, except road rights of way and except the following described tracts:

1. Beginning at the Southeast corner of the West half of the Northeast quarter of the Southwest quarter of Section 27, Township 34 North, Range 2 East, Willamette Meridian; thence South 89° 43' West along subdivision line of said subdivision, 145 feet; thence North 9° 17' East 135.9 feet; thence North 24° 22' East 155.29 feet, more or less, to the Southerly right of way line of county road; thence Southeasterly along right of way line, 95 feet, more or less, to the East line of said West half of the Northeast quarter of the Southwest quarter; thence South 1° 50' West along said line 208.4 feet to the place of beginning.

2. Beginning at the Southwest corner of said Northeast quarter of the Southwest quarter; thence North along the West line of said Northeast quarter of the Southwest quarter 200 feet; thence East 100 feet; thence Southerly in a straight line to a point on the South line of said North East quarter of the Southwest quarter 55 feet East of the point of beginning; thence West 55 feet to the place of beginning, except county road  
Right of way.

3. Beginning on the South line of said West half of the Northeast quarter of the Southwest quarter, 145-0 feet Westerly from the Southeast corner thereof; thence North 9° 17' East 135.9 feet; thence North 52° 48' West 66.05 feet; thence South 47° 12' West 135.35 feet; thence South 89° 43' West 81.60 feet; thence South 27° 16' 30" West 93.35 feet to the South line of aforesaid subdivision; thence East on said South line 103.5 feet; thence North 1° 54' 30" East 20.0 feet; thence East parallel to Subdivision 80.3 feet; thence South 1° 54' 30" West 20.0 feet to subdivision line; thence East along said subdivision line 69.92 feet to the place of beginning.

4. Beginning at a point where the South line of aforesaid subdivision would be intersected by the line between lots 49 and 55 of "SNEE-OOSH", according to the plat recorded in Volume 4 of Plats, Page 50, records of Skagit County, Washington, if extended; thence North 1° 54' 30" East 20.0 feet; thence West parallel to the subdivision line 80.3 feet; thence South 1° 54' 30" West 20.0 feet to the South line of the Northeast quarter of the Southwest quarter; thence East along said line 80.3 feet to place of beginning.

5. Beginning at the Southwest corner of the Northeast quarter of the Southwest quarter of Section 27, Township 34 North, Range 2 East, Willamette Meridian; thence North 4° 36' East along West line of said Northeast quarter of the Southwest quarter for 200 feet to the true point of beginning; thence South 85° 24' East for 100 feet; thence North 4° 36' East for 50 feet; thence North 85° 24' West for 100 feet; thence South 4° 36' West for 50 feet to the true point of beginning.

6. Beginning at the Southwest corner of said subdivision; thence North 1° 31' 10" East along the West line of said subdivision, a distance of 250-00 feet to the true point of beginning of this description; thence

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
(continued)

continuing North  $1^{\circ} 31' 10''$  East along the West line of said subdivision a distance of 450.18 feet; thence South  $88^{\circ} 28' 50''$  East, a distance of 120.23 feet, more or less, to a point on the West right of way line of the county road; thence Southeasterly along said West right of way line, an arc distance of 248.73 feet and which arc is subtended by a chord bearing South  $37^{\circ} 01' 34''$  East a chord distance of 248.08 feet; thence South  $31^{\circ} 14' 47''$  West a distance of 294.97 feet, more or less; thence North  $88^{\circ} 28' 50''$  West, a distance of 128.55 feet to the true point of beginning.

7. Beginning at the Southwest corner of said subdivision; thence North  $1^{\circ} 31' 10''$  East along the West line of said subdivision, a distance of 700.18 feet to the true point of beginning of this description; thence continuing north  $1^{\circ} 31' 10''$  East along the West line of said subdivision to a point on the West right of way line of the county road, thence Southeasterly along said West right of way line of the county road to a point that bears South  $88^{\circ} 28' 50''$  East from the true point of beginning; thence North  $88^{\circ} 28' 50''$  West a distance of 120.23 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington.

Parcel B:

That portion of tract 56, "SNEE-OOSH", according to the plat recorded in Volume 4 of Plats, Page 50, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said tract; thence East 79 feet; thence South  $27^{\circ} 16' 30''$  West to the Northerly line of Chilberg Avenue; thence Northwesterly on the Northerly line of said avenue to the point of beginning.

Situated in Skagit County, Washington.