

When recorded return to:
Steven E. Schumann and Jennifer Schumann
22426 Criddle Lane
Mount Vernon, WA 98274



201711270136
Skagit County Auditor \$76.00
11/27/2017 Page 1 of 3 11:29AM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032902

Land Title and Escrow

DOCUMENT TITLE(S)

01-163263-0

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)

Kelly Peacock, Trustee for The Hudson Living Trust

☐ Additional names on page _____ of document

GRANTEE(S)

Steven E. Schumann and Jennifer Schumann

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Ptn Gov Lt 3, Sec 2, Twn 33 N, R 4 E(aka Lt 2 SP#56-79 & Lt 2, SP#41-89

Complete legal description is on page _____ of document

TAX PARCEL NUMBER(S)

P16176/330402-2-006-0009

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 10/26/2017

between Steven E Schumann Jennifer Schumann ("Buyer")
Buyer Buyer

and Kelly Peacock, Trustee for the Hudson Living Trust ("Seller")
Seller Seller

concerning 22426 Criddle Ln 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.

Authenticated
10/26/2017
Buyer Date

Authenticated
10/26/2017
Jennifer Schumann
Buyer Date

Authorized Signatory
 Kelly L. Peachtree, Trustee for the Hudson Living Trust
 Seller 1:26:26 PM PDT Date 09/13/2019

DESCRIPTION:

Parcel A

Lot 2, Short Plat No. 56-79, approved June 20, 1979, and recorded July 5, 1979, in Volume 3 of Short Plats, page 134, under Auditor's File No. 7907050010, records of Skagit County, Washington; being a portion of Government Lot 3, Section 2, Township 33 North, Range 4 East, W.M.;

TOGETHER WITH That portion of the West $\frac{1}{2}$ of Government Lot 3, Section 2, Township 33 N., Range 4 East, W.M.; described as follows:

Beginning at the Southeast corner of said West $\frac{1}{2}$ of Government Lot 3; Thence North along the East line thereof 330 Feet, to the TRUE POINT OF BEGINNING; Thence continuing North along said East line, 450 Feet; Thence West parallel with the South line of said Government Lot 3, 50 Feet; Thence South parallel with the said East line, 450 Feet; Thence East parallel with the South line of said Government Lot 3, 50 Feet, more or less to the TRUE POINT OF BEGINNING.

AND TOGETHER WITH Lot 2, Short Plat No. 41-89, approved October 26, 1989, recorded October 26, 1989 under Auditor's File No. 8910260001 records of Skagit County, Washington, being a portion of Government Lot 3, Section 2, Township 33 N., Range 4 East, W.M.;

Situate in the County of Skagit, State of Washington.

Parcel B

A non-exclusive easement for roadway over, under and across that portion of Lot 3 of said Short Plat No. 56-79, as conveyed by instrument recorded January 22, 1981, under Auditor's File No. 8101220018, records of Skagit County, Washington;

Situate in the County of Skagit, State of Washington.