

When recorded return to:
Roger A Phillip and Julia A Phillip
17366 Allen Road
Bow, WA 98232



201712040144

Skagit County Auditor

\$76.00

12/4/2017 Page

1 of

3 11:44AM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032824

CHICAGO TITLE

620032824

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)

Elizabeth S Zebold, an unmarried woman, and Dave Bale, an unmarried man

☐ Additional names on page _____ of document

GRANTEE(S)

Roger A Phillip and Julia A Phillip, husband and wife

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN SW, 12-35-03

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P90026 / 350312-3-004-0804

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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 17, 2017
between Julia Phillip Roger Phillip ("Buyer")
Buyer Buyer
and Daye Bale Elizabeth Zebold ("Seller")
Seller Seller
concerning 17366 Allen Road Bow 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
Julia Phillip 10/17/2017
Buyer 10:54:23 AM PDT Date
Authentisign
Roger Phillip 10/17/2017
Buyer 11:24:01 AM PDT Date

Authentisign
Elizabeth Zebold 10/19/2017
Seller 7:47:08 AM PDT Date
[Signature] 10/19/17
Seller Date

EXHIBIT "A"

Order No.: 620032824

For APN/Parcel ID(s): P90026 / 350312-3-004-0804

That portion of the South Half of the Southwest Quarter of Section 12, Township 35 North, Range 3 East of the Willamette Meridian, lying Easterly of the Burlington Northern Railroad and Westerly of the Pearson Road, described as follows:

Commencing at the South One Quarter corner of said Section 12;
thence North 88°58'42" West along the South line of said section a distance of 1339.08 feet to the East line of said Burlington Northern Railroad;
thence North 26°01'42" West along the said East line of the Burlington Northern Railroad a distance of 956.39 feet to the true point of beginning;
thence continue North 26°01'42" West a distance of 272.93 feet;
thence South 88°48'40" East a distance of 910.00 feet, more or less, to the West boundary of said Pearson Road;
thence Southeasterly along said Pearson Road a distance of 273.00 feet, more or less, to the intersection with a line bearing South 88°58'52" East from the true point of beginning;
thence North 88°58'42" West a distance of 907.00 feet, more or less, to the true point of beginning;

EXCEPT that portion thereof, if any, lying within the South 852.08 feet of said subdivision.

Situated in Skagit County, Washington.