

When recorded return to:  
John P. Janicki  
Huckleberry Hill LLC  
13563 Teak Lane  
Mount Vernon, WA 98273



Skagit County Auditor  
12/19/2017 Page 1 of 3 1:35PM \$76.00

**COPY**

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033188

CHICAGO TITLE  
620033188

**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)**

Edison Investments, LLC

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

**GRANTEE(S)**

Huckleberry Hill, LLC

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

**ABBREVIATED LEGAL DESCRIPTION**

Lot(s): 4 SKAGIT COUNTY SHORT PLAT NO. 91-029 Tax/Map ID(s):

Complete legal description is on page 3 of document

**TAX PARCEL NUMBER(S)**

P101557 / 360236-2-003-1106

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. 12/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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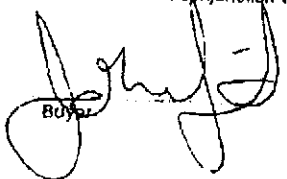
The following is part of the Purchase and Sale Agreement dated Dec. 6, 2017  
between Hubbards Hill, LLC ("Buyer")  
and Edison Investments LLC ("Seller")  
concerning 11054 Radar Drive Boy WA 98232 (the "Property")  
Address City State ZIP

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.

 12-5-17  
Buyer

Authenticity  
Edison Investments LLC 12/07/2017  
12/7/2017 9:54:16 AM PST

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

**Order No.:** 620033188

**For APN/Parcel ID(s):** P101557 / 360236-2-003-1106

**PARCEL A:**

Lot 4 of SKAGIT COUNTY SHORT PLAT NO. 91-029 as approved June 13, 1991, and recorded June 17, 1991, in Volume 9 of Short Plats, page 377, under Auditor's File No. 9106170082, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 2 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**PARCEL B:**

An easement for ingress, egress and utilities over and across a strip of land 60 feet in width, more particularly described as follows:

Beginning at a point on the West line of said Northwest Quarter of the Northwest Quarter of Section 36, 660 feet South of the Northwest corner thereof;  
Thence North 88° 57' East parallel to the North line of said subdivision to a point 340 feet West of the East line of said subdivision;  
Thence South parallel to the East line of said subdivision a distance of 60 feet, more or less to a point 600 feet North of the South line of said subdivision;  
Thence West parallel to the South line of said subdivision to the West line of said subdivision;  
Thence North along the West line of said subdivision a distance of 60 feet, more or less, to the point of beginning.

EXCEPT county road along the West line thereof.

Situated in Skagit County, Washington.