

When recorded return to:
Dana C Kooken, Jr and Tiffany M Kooken
14740 Hoxie Lane
Anacortes, WA 98221



201712270094

Skagit County Auditor \$76.00
12/27/2017 Page 1 of 3 1:50PM

COPY

CHICAGO TITLE
U20032953

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)

S. Tracy Stephen and Jon Rene Stephen

Additional names on page _____ of document

GRANTEE(S)

Dana C. Kooken Jr and Tiffany M. Kooken

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

ALL BLOCK 101, MAP OF FIDALGO CITY TGW WITH VACATED ROADS AND ALLEY

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P73119 / 4101-101-014-0000

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**

[JS]

The following is part of the Purchase and Sale Agreement dated November 01, 2017

[JS]

between Dana C Kooken Jr Tiffany M Kooken ("Buyer")
Buyer Buyer
and 11/06/2017 Undisclosed Tracy Stephen Jon Rene Stephen ("Seller")
11/06/2017 Seller Seller
concerning 14740 Hoxie Lane Anacortes WA 98221 (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
Dana C Kooken Jr 11/01/2017
Buyer 8:52:42 PM PDT Date

AuthentisIGN
Tracy Stephen 11/04/2017
Seller 1:13:36 PM PDT Date

AuthentisIGN
Jon Rene Stephen 11/01/2017
Buyer 8:51:02 PM PDT Date

AuthentisIGN
Jon Rene Stephen 11/04/2017
Seller 4:23:20 PM PDT Date

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620032953

For APN/Parcel ID(s): P73119 / 4101-101-014-0000

All of Block 101, MAP OF FIDALGO CITY, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington:

TOGETHER WITH the East Half of vacated Howard Avenue abutting;

AND TOGETHER WITH that portion of the vacated South Half of 7th Street lying Easterly of the centerline of Howard Avenue and Westerly of the Westerly line of Highland Avenue;

AND ALSO TOGETHER WITH that portion of the North Half of vacated 6th Street lying Easterly of the centerline of Howard Avenue and Westerly of the Westerly line of Highland Avenue;

AND ALSO TOGETHER WITH the vacated alley in said Block 101;

AND ALSO TOGETHER WITH all of Highland Avenue as platted in the MAP OF FIDALGO CITY, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington, lying East of and adjacent to the above described property.

Situated in Skagit County, Washington.