

When recorded return to:
Kaitlin M. Goodsell
52919 State Route 20
Rockport, WA 98283



201803090073

Skagit County Auditor

\$76.00

3/9/2018 Page

1 of

3 3:32PM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033632

CHICAGO TITLE

620033632

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)

Randal Johnson and Kathleen Johnson

☐ Additional names on page _____ of document

GRANTEE(S)

Kaitlin M. Goodsell

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN SE SE, 26-35-09

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P44738 / 350926-0-042-0018

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 January 27, 2018

between Kaitlin M Goodsell Buyer ("Buyer")
and Randal Johanson Seller
Kathleen Johnson Seller ("Seller")
concerning 52919 State Route 20 Address Rockport WA 98283 (the "Property")
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.

Authenti
Kaitlin Maria Goodsell 02/01/2018
Buyer Date

Buyer Date

Randal Johanson 1-31-18
Seller Date

Kathleen Johnson 1-31-18
Seller Date

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620033632

For APN/Parcel ID(s): P44738 / 350926-0-042-0018

A portion of the Southeast 1/4 of the Southeast 1/4, being Lot 1, of Section 26 Township 35 North, Range 9 East Willamette Meridian, situated in the Town of Rockport, Skagit County, Washington more particularly described as follows:

All that portion of the Southeast 1/4 of the Southeast 1/4 of Section 26 Township 35 North, Range 9 East Willamette Meridian, North of the North Right of Way of State Highway 17-A, situated in the Town of Rockport, Skagit County, Washington bounded on the East by the property described in Deed Recorded April 5th, 2007 under Auditors File 200704050085, and bounded on the West by the property described in the Deed Recorded November 15th, 1946 in Volume 214 Page 210 under Auditor's File Number 398038 more particularly described as follows:

Bounded on the East by (AF 200704050085) the following described property:

That portion of Government Lot 1 in Section 26, Township 35 North, Range 9 East, Willamette Meridian, described as follows:

Beginning at the Northeast corner of said Government Lot 1; thence West along the North line of Lot 1 a distance of 430 feet; thence South to the Northerly line of State Highway 17-A; thence Easterly along said Northerly line to the East line of said Government Lot 1; thence North along the said East line to the point of beginning; Situated in the County of Skagit, State of Washington.

Bounded on the West by (AF#398038) the following described property:

That certain tract of land, conveyed by Frank G. Olson a widower, et al. to S Wiseman, by deed dated 5/-/1945, and recorded April 15th, 1946, under Skagit County Auditor's File No. 390663, and described substantially in said deed, as follows: "Beginning at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 (otherwise known as Government Lot 1), Section 26, Township 35 North, Range 9 East of the Willamette Meridian; thence West 40 rods to the true point of beginning of this description; thence Southerly 400 feet to a point 25 feet Northwesterly of the Northwest Line of the S. Wiseman Tract; thence Northwesterly 60 feet to a point 400 feet Southerly of a point 200 feet Westerly of the point of beginning; thence 400 feet to the North line of the said Southeast 1/4 of the Southeast 1/4; thence Easterly along the North line of the said Southeast 1/4 of the Southeast 1/4 to the point of beginning."

Situated in Skagit County, Washington.