

When recorded return to:
Jacob Buffum
6282 Goodhew Road
Secro Woolley, WA 98284



Skagit County Auditor \$77.00
3/15/2018 Page 1 of 4 12:00PM

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033620

CHICAGO TITLE
620033620

DOCUMENT TITLE(S)

Skagit County Right-To-Manage Natural Resource Lands Disclosure

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: N/A

Additional reference numbers on page _____ of document

GRANTOR(S)

Justin Hanson and Tracy Hanson

Additional names on page _____ of document

GRANTEE(S)

Jacob Buffum

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): A SKAGIT COUNTY SHORT PLAT NO.53-72

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P35485 / 350401-1-002-0315

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**

The following is part of the Purchase and Sale Agreement dated February 06, 2018
between Jacob Buffum ("Buyer")
Buyer Buyer
and Justin Hanson Tracey Hanson ("Seller")
Seller Seller
concerning 6282 Goodhew Rd Sedro Woolley WA 98284 (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
Jacob Buffum 02/06/2018
2/8/2018 5:23:35 AM PST
Buyer Date

AuthentISIGN
Justin Hanson 02/06/2018
2/8/2018 7:17:29 PM PST
Seller Date

Buyer Date

AuthentISIGN
Tracey Hanson 02/06/2018
2/8/2018 7:35:38 PM PST
Seller Date

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620033620

For APN/Parcel ID(s): P35485 / 350401-1-002-0315

PARCEL A:

That portion of the North Half of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 1, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at an existing iron pipe at the Northeast corner of said subdivision;
Thence South 87°20'08" West, along the North line of said subdivision, 40.12 feet to an intersection with the West line of the East 40 feet of said subdivision, as measured at right angles from the East line of said subdivision;
Thence South 01°49'40" West, along said West line, 100.31 feet to an intersection with the South line of the North 100 feet of said subdivision, as measured at right angles from said North line of said subdivision, said intersection point being the true point of beginning;
Thence continue South 01°49'40" West, along said West line, 100.31 feet;
Thence South 87°20'08" West, parallel with said North line of said subdivision, 220.68;
Thence North 1°49'40" East, parallel with said East line of said subdivision, 100.31 feet to an intersection with the South line of the North 100 feet of said subdivision;
Thence North 87°20'08" East, along said South line 220.68 feet to the true point of beginning.

Also known as Tract A of SKAGIT COUNTY SHORT PLAT NO. 53-72.

Situated in Skagit County, Washington

PARCEL B:

An easement for ingress, egress and utilities over and across the following described 60 foot strip;

EXCEPT that portion lying within the boundaries of the above described Parcel "A":

Beginning at an existing iron pipe at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 1, Township 35 North, Range 4 East of the Willamette Meridian,
Thence South 87°20'08" West, along the North line of said subdivision, 40.12 feet to an intersection with the West line of the East 40 feet of said subdivision, as measured at right angles from the East line of said subdivision;
Thence South 01°49'40" West, along said West line 100.31 feet to an intersection with the South line of the North 100 feet of said subdivision as measured at right angles from said North line of said subdivision;
Thence continue South 01°49'40" West, along said West line, 90.28 feet to the true point of beginning;
Thence continue South 01°49'40" West, along said West line, 60.18 feet;
Thence South 87°20'08" West, parallel with said North line of said subdivision, 310.68 feet;
Thence North 01°49'40" East, parallel with said East line of said subdivision, 60.18 feet;
Thence North 87°20'08" East, parallel with said North line of said subdivision, 310.68 feet to the true

EXHIBIT "A"
LEGAL DESCRIPTION

(continued)

point of beginning.

Situated in Skagit County, Washington.

UNOFFICIAL DOCUMENT