

When recorded return to:
Joanna Ochoa and Rogelio Tapia Lara
314 Cascade Place
Burlington, WA 98233



201803260136

Skagit County Auditor

\$78.00

3/26/2018 Page

1 of

3 1:49PM

COPY

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033825

CHICAGO TITLE

620033825

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)

James E Knipper and Carole Knipper

☐ Additional names on page _____ of document

GRANTEE(S)

Joanna Ochoa and Rogelio Tapia Lara

☐ Additional names on page _____ of document

TRUSTEE

n/a

ABBREVIATED LEGAL DESCRIPTION

Lot(s): 3 SKAGIT COUNTY SHORT PLAT NUMBER PL00-0348

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P119274 / 4027-000-001-0300

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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 01, 2018

between Joanna Ochoa Rogelio Tapia Lara ("Buyer")
Buyer Buyer
and Knipper, James E Knipper, Carole ("Seller")
Seller Seller
concerning 13285 Parkhurst Lane Mount Vernon WA 98273 (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.

Authenticat
Joanna Ochoa 03/01/2018
Buyer 12:29:38 PM PST Date

Authenticat
Rogelio Tapia Lara 03/01/2018
Buyer 12:32:53 PM PST Date

Authenticat
James E Knipper 03/02/2018
Seller 6:25:31 PM PST Date

Authenticat
Carole A Knipper 03/02/2018
Seller 6:28:36 PM PST Date

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620038825

For APN/Parcel ID(s): P119274 / 4027-000-001-0300

Parcel A:

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL00-0348 as approved May 2, 2002 and recorded May 6, 2002, under Auditor's File No. 200205060132, records of Skagit County, Washington; being a portion of Lot 3, Sunset Addition to Clear Lake, according to the plat thereof, recorded in Volume 4 of Plats, page 38, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

An easement for ingress, egress and utilities depicted as Parkhurst Lane on the face of SKAGIT COUNTY SHORT PLAT NO. PL00-0348 as approved May 2, 2002 and recorded May 6, 2002, under Auditor's File No. 200205060132, records of Skagit County, Washington.

Situated in Skagit County, Washington