

When recorded return to:
Caylon Lootens and Sarah Lootens
13129 Glenwood Drive
Mount Vernon, WA 98273



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Skagit County Auditor \$77.00
3/29/2018 Page 1 of 4 1:18PM

COPY

CHICAGO TITLE
020032453

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)

Michael McQuesten and Maria McQuesten

☐ Additional names on page _____ of document

GRANTEE(S)

Caylon Lootens and Sarah Lootens

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN NE, 31-36-05

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P51192 / 360531-1-004-0604

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 February 22, 2018

between Caylen Lootens Sarah Lootens ("Buyer")
Buyer Buyer
and Mike McQuesten Maria McQuesten ("Seller")
Seller Seller
concerning 24905 Happy Trails Lane 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.

Caylen Lootens _____
Buyer Date

Sarah Lootens _____
Seller Date

Sarah Lootens _____
Buyer Date

Sarah Lootens _____
Seller Date

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620032453

For APN/Parcel ID(s): **P51192 / 360531-1-004-0604**

PARCEL A:

That portion of the Northeast Quarter of Section 31, Township 36 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at the existing monument at the Southwest corner of said Northeast Quarter;
Thence South 88°01'15" East along the South line of said Northeast Quarter a distance of 1,314.37 feet to the Southwest corner of the Southeast Quarter of said Northeast Quarter;
Thence continue South 88°01'15" East along said South line a distance of 8.44 feet;
Thence North 11°44'52" East a distance of 766.31 feet;
Thence South 88°01'15" East parallel with the South line of said subdivision a distance of 789.40 feet to the true point of beginning of this description;
Thence South 17°24'13" East a distance of 10.00 feet;
Thence South 40°08'58" East a distance of 136.62 feet;
Thence South 3°48'36" East a distance of 224.56 feet;
Thence South 11°42'39" West a distance of 271.31 feet;
Thence South 8°05'24" West a distance of 134.39 feet;
Thence South 88°01'15" East a distance of 326.77 feet to the East line of said Section 31;
Thence North 1°08'36" East a distance of 735.28 feet to a point that bears South 88°01'15" East from the true point of beginning;
Thence North 88°01'15" West a distance of 375.50 feet to the true point of beginning.

Also known as Tract 5 of Survey recorded under Auditor's File No. 800321, in Volume 1 of Surveys, page 52, records of Skagit County, Washington.

TOGETHER WITH that portion of Tract 15 of that certain survey of Section 31, Township 36 North, Range 5 East of the Willamette Meridian, recorded May 6, 1974, in Volume 1 of Surveys, page 52, under Auditor's File No. 800321, records of Skagit County, Washington, lying Easterly of the centerline of that certain 60 foot easement delineated on said survey and running in a Northerly and Southerly direction through said tract 15.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress and egress and utilities, 60 feet in width, the centerline of which is described as follows:

Commencing at the existing monument at the Southwest corner of the Northeast Quarter of Section 31, Township 36 North, Range 5 East of the Willamette Meridian;
Thence South 88°01'15" East along the South line of said Northeast Quarter a distance of 1,314.37 feet to the Southwest corner of the Southeast Quarter of said Northeast Quarter;
Thence continue South 88°01'15" East along said South line a distance of 8.44 feet;
Thence North 11°44'52" East 20.29 feet to the true point of beginning, said point being on the North margin of the County Road (Fruitdale Road);

EXHIBIT "A" LEGAL DESCRIPTION
(continued)

Thence continue North $11^{\circ}44'52''$ East along said centerline a distance of 999.67 feet;
Thence South $88^{\circ}01'15''$ East 320.00 feet;
Thence North $69^{\circ}46'28''$ East 225.86 feet;
Thence South $56^{\circ}26'13''$ East 132.95 feet;
Thence South $2^{\circ}35'41''$ East 75.29 feet;
Thence South $45^{\circ}47'03''$ East 61.34 feet;
Thence South $17^{\circ}24'13''$ East 168.37 feet;
Thence South $40^{\circ}08'58''$ East 136.62 feet;
Thence South $3^{\circ}48'36''$ East 224.56 feet;
Thence South $11^{\circ}42'39''$ West 271.31 feet;
Thence South $8^{\circ}05'24''$ West 486.32 feet to the South line of the North line of the North half of the Northeast Quarter of the Southeast Quarter of said Section 31;
Thence North $88^{\circ}03'26''$ West along said South line 904.04 feet to the East margin of the Fruitdale Road, said point being the terminal point for the centerline of this easement;

EXCEPT any portion of said easement lying within the above described main tract.

Situated in Skagit County, Washington