

When recorded return to:
Derek W. Rice
16557 Ovenell Road
Mount Vernon, WA 98273



Skagit County Auditor
4/30/2018 Page 1 of 4 1:18PM \$77.00

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034212

CHICAGO TITLE
620034212

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)

Kirk Hamilton and Leslie Hamilton

Additional names on page _____ of document

GRANTEE(S)

Derek W. Rice and Jillian Madsen

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): PTN LOT 4 SKAGIT COUNTY SHORT PLAT NO. 91-044

Complete legal description is on page **3** of document

TAX PARCEL NUMBER(S)

P102869 / 340302-4-002-2200

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 36.15.010 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 March 24, 2018
between Derek W. Rice Jillian Madsen ("Buyer")
Buyer Buyer
and Kirk Hamilton Leslie Hamilton ("Seller")
Seller Seller
concerning 16557 Ovenell Rd Mount Vernon WA 98273 (the "Property")
Address City State Zip

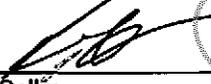
Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

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.

 03/24/2018
Buyer Date

 03/24/2018
Seller Date

Buyer Date

 03/24/2018
Seller Date

EXHIBIT "A"

Order No.: 620034212

For APN/Parcel ID(s): P102869 / 340302-4-002-2200

PARCEL A:

That portion of Lot 4 of Skagit County Short Plat No. 91-044, approved October 29, 1991 and recorded November 4, 1991, under Auditor's File No. 9111040047, in Volume 10 of Short Plats, page 21, records of Skagit County, Washington; being a portion of Tract 3 of Skagit County Short Plat No. 74-80, approved June 19, 1980 and recorded June 19, 1980, under Auditor's File No. 8006190030, in Volume 4 of Short Plats, page 12, being a portion of the South ½ of the Southeast ¼ of Section 2, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, Skagit County Short Plat No. 91-044;
Thence South 88 degrees 55' 47" East along the South line of said Lot 4 for a distance of 29.99 feet to an angle point on said South line;
Thence North 25 degrees 23' 52" East along said South line for a distance of 46.02 feet to a point on the East line of the West 50.00 feet (as measured perpendicular to the west line) of said Lot 4 and being the TRUE POINT OF BEGINNING;
Thence North 00 degrees 23' 27" West along said East line of the West 50.00 feet for a distance of 385.87 feet;
Thence North 74 degrees 01' 22" East for a distance of 175.34 feet;
Thence South 52 degrees 54' 42" East for a distance of 230.43 feet to said South line of Lot 4;
Thence South 52 degrees 05' 11" West along said South line for a distance of 421.59 feet to an angle point on said South line;
Thence South 25 degrees 23' 52" West along said South line for a distance of 39.97 feet to the TRUE POINT OF BEGINNING;

EXCEPT the right-of-way for Drainage District No. 19, as condemned by Decree entered November 5, 1945, in Skagit County Superior Court Cause No. 8889, and as said right-of-way was modified by documents recorded under Auditor's File Nos. 8107220034 and 8107220035

TOGETHER WITH an easement for ingress, egress and utilities, over, under and across a portion of the West 50.00 feet of Lot 4 Skagit County Short Plat No. 91-044 and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, Skagit County Short Plat No. 91-044;
Thence South 88 degrees 55' 47" East along the South line of said Lot 4, for a distance of 29.99 feet to an angle point on said South line;
Thence North 25 degrees 23' 52" East along said South line for a distance of 46.02 feet to a point on the East line of the West 50.00 feet (as measured perpendicular to the West line) of said Lot 4;
Thence North 00 degrees 23' 27" West along said East line of the West 50.00 feet for a distance of 385.87 feet;
Thence South 89 degrees 36' 33" West a distance of 50.00 feet to the West line of said Lot 4 at a point bearing North 00 degrees 23' 27" West from the POINT OF BEGINNING;
Thence South 00 degrees 23' 27" East along said West line for a distance of 426.54 feet, more or less, to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington

EXHIBIT "A"
(continued)

PARCEL B:

An easement for access and utilities as granted by Agreement recorded August 22, 1994, under Auditor's File No. 9408220097, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington