

When recorded return to:  
Brandon A Cruse  
17240 Bennett Road  
Mount Vernon, WA 98273



**201806220067**

06/22/2018 01:47 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

**COPY**

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034817

**CHICAGO TITLE**  
**620034817**

**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)**

Flip Right Investments, LLC

Additional names on page \_\_\_\_\_ of document

**GRANTEE(S)**

Brandon A. Cruse

Additional names on page \_\_\_\_\_ of document

**ABBREVIATED LEGAL DESCRIPTION**

Lot(s): 6-7 Block: 2 PLAN OF AVON

Complete legal description is on page 3 of document

**TAX PARCEL NUMBER(S)**

P70413 / 4044-002-007-0009

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

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**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 May 11, 2018  
between Brandon A Cruse ("Buyer")  
Buyer Buyer  
and Flip Right Investments, LLC ("Seller")  
Seller Seller  
concerning 17240 Bennett Road 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.

Authentisign  
Brandon A Cruse 05/11/2018  
Buyer 11:58:21 AM PDT Date

Buyer Date

Authentisign  
Joshua Sampson 05/11/2018  
Seller 5:48:27 PM PDT Date

Authentisign  
Sarah Sampson 06/01/2018  
Seller 9:14:47 AM PDT Date

Seller Date

**EXHIBIT "A"**

**Order No.:** 620034817

**For APN/Parcel ID(s):** **P70413 / 4044-002-007-0009**

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**PARCEL A:**

Lots 6 and 7, Block 2, PLAN OF AVON, according to the plat thereof recorded in Volume 1 of Plats, page 2, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of the Northeasterly Half of vacated Grove Street, as shown on Plan of Avon, according to the plat thereof recorded in Volume 1 of Plats, page 2, records of Skagit County, Washington, lying between the Southeasterly line of Second Street (now known as Bennett Road) and the centerline of the alley running through Blocks 2 and 3 of said "Plan of Avon";

TOGETHER WITH the Northwesterly Half of the vacated alley in said Block 2 adjacent to and abutting upon Lots 6 and 7, Block 2 in said "Plan of Avon".

Situated in Skagit County, Washington.