

When recorded return to:
Jose Rivas and Maria D-Avila Castro
1400 N 30th St #156
Mount Vernon, WA 98273

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CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273



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06/27/2018 11:57 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Escrow No.: 620035096

CHICAGO TITLE CO.

620035096

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)

Pamela Saunders and Larry Saunders

Additional names on page _____ of document

GRANTEE(S)

Jose Rivas and Maria D-Avila Castro

Additional names on page _____ of document

TRUSTEE

n/a

ABBREVIATED LEGAL DESCRIPTION

PTN SE SE, 11-34-03

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P21380 / 340311-0-006-0008 and P21378 / 340311-0-005-0108

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**

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 08, 2018
between Jose Rivas Maria D-Avila Castro ("Buyer")
Buyer Buyer
and Pamela Saunders Larry Saunders ("Seller")
Seller Seller
concerning 13930 Bennett 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.

[Signature] 6/9/18
Buyer Date

Authenticator Pamela Saunders 06/08/2018
06/08/2018 1:00:05 PM PDT Date

Maria Avila Castro
Buyer Date

Authenticator Larry Saunders 06/08/2018
06/08/2018 12:57:25 PM PDT Date

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620035096

For APN/Parcel ID(s): P21380 / 340311-0-006-0008 and P21378 / 340311-0-005-0108

PARCEL A:

That portion of the Southeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 384 feet North of the Southeast corner of said Section 11;
Thence North to a point 32 rods (520 feet) North of the Southeast corner of said Section 11;
Thence West 10 rods (165 feet);
Thence North 8 rods (132 feet);
Thence West 40 rods (660 feet);
Thence South 17 rods (280.5 feet);
Thence East 493 feet, more or less, to the West line of that certain tract conveyed to Lawrence H. Hall, Jr., a bachelor, by deed dated September 11, 1946, and recorded September 21, 1946, under Auditor's File No. 396226;
Thence North along the West line of said Lawrence Hall, Jr., Tract 4.5 feet, more or less, to the Northwest corner thereof;
Thence South 89°10' East along the North line of said Lawrence Hall, Jr. Tract, a distance of 331.4 feet to the point of beginning;

EXCEPT the following described tract:

Beginning at a point 384 feet North of the Southeast corner of said Section 11;
Thence North to a point 528 feet North of the Southeast corner of said Section 11;
Thence West 165 feet;
Thence South 144 feet, more or less, to the North line of a tract conveyed to Lawrence H. Hall, Jr. by deed dated September 11, 1946, and recorded September 21, 1946, under Auditor's File No. 396226;
Thence East along the North line of said Hall Tract and said line extended East to the point of beginning.

AND EXCEPT from all the above described property, the East 186 feet thereof.

AND ALSO EXCEPT that portion lying within the following described tract:

Beginning at a point 30 feet North and 331.52 feet West of the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section;
Thence North 354.38 feet;
Thence West 163.6 feet;
Thence South 354.57 feet;
Thence East to the point of beginning.

PARCEL B:

The West 7.5 feet of the East 20 feet of the following described property:

EXHIBIT "A"
LEGAL DESCRIPTION
(continued)

Beginning at a point 30 feet North and 331.52 feet West of the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 3 East of the Willamette Meridian;
Thence North 354.38 feet;
Thence West 163.6 feet;
Thence South 354.57 feet;
Thence East to the point of beginning.

PARCEL C:

An easement for ingress, egress, and utilities over and across the East 20 feet of the following described tract:

Beginning at a point 30 feet North and 331.52 feet West of the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 3 East of the Willamette Meridian;
Thence North 354.38 feet;
Thence West 163.6 feet;
Thence South 354.57 feet;
Thence East to the point of beginning.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the West 15 feet of the following described property:

Beginning at a point 235.0 feet North and 30.0 feet West of the Southeast corner of Section 11, Township 34 North, Range 3 East of the Willamette Meridian;
Thence North 149.0 feet;
Thence North 89°10' West, 301.4 feet;
Thence South 149.0 feet;
Thence South 89°10' East, 301.4 feet to the place of beginning;

EXCEPT the East 199.00 feet thereof.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the South 20 feet of the West 20 feet of that certain tract of land labeled parcel B on deed dated August 15, 1985 and recorded September 9, 1985, as Auditor's File No. 8509090049.

ALL situated in Skagit County, Washington.