

When recorded return to:
Jeremy D. Heller
26633 Panorama Place
Sedro Woolley, WA 98284

COPY



201807250057

07/25/2018 03:32 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034969

CHICAGO TITLE CO.
620034969

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)

Joan King and Flauding Testamentary Trust

☐ Additional names on page _____ of document

GRANTEE(S)

Jeremy D. Heller

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Ptn NE, 33-35-05, AKA TRACT 33 UNREC SURVEY STEELHEAD BEND OR PANORAMIC PLATEAU

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P40549 / 350533-1-001-0200

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 25, 2018
between Jeremy D Heller ("Buyer")
Buyer Buyer
and Joan King FLAUDING TESTAMENTARY TRUST ("Seller")
Seller Seller
concerning 26633 Panorama Place 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.

AuthentISIGN
Jeremy D Heller 06/25/2018
Buyer 2:21:48 PM PDT Date

Buyer Date

AuthentISIGN
Joan King 06/29/2018
Seller 5:36:29 PM PDT Date

AuthentISIGN
FLAUDING TESTAMENTARY TRUST 06/29/2018
Seller 4:27:07 PM PDT Date

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620034969

For APN/Parcel ID(s): P40549 / 350533-1-001-0200

PARCEL A:

That portion of the Northeast Quarter, Section 33, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at the Northwest corner of said subdivision; thence North 88°26'49" East a distance of 728.13 feet; thence South 00°33'37" West a distance of 910.00 feet to the true point of beginning; thence North 89°19'42" East a distance of 49.71 feet; thence South 00°33'37" West a distance of 1,085.15 feet; thence South 89°25'29" West a distance of 199.99 feet; thence North 00°33'37" East a distance of 1,084.81 feet; thence North 89°19'42" East a distance of 150.29 feet to the true point of beginning;

(Also known as Tract 33, Unrecorded Survey Steelhead Bend or Panoramic Plateau).

PARCEL B:

An easement 100 feet in width for ingress, egress, and utilities over and across Section 33, Township 35 North, Range 5 East of the Willamette Meridian, the centerline of which is described as follows:

Commencing at the East Quarter corner of said Section 33; thence South 89°25'29" West along the East/West centerline of said Section 33 a distance of 1,000.00 feet; thence South 03°00'16" West a distance of 505 feet, more or less to a point on the North line of the county road known as the Old Day Creek Road, said point also being the true point of beginning of herein described centerline; thence North 03°00'16" East a distance of 505 feet, more or less to the East/West centerline of said Section 33; thence continuing North 03°00'16" East a distance of 250.43 feet; thence South 89°25'29" West parallel with said East/West centerline of Section 33 a distance of 420.00 feet; thence North 00°33'37" East a distance of 410.00 feet; thence South 89°25'29" West parallel with said East/West centerline of Section 33 a distance of 2,850 feet to the terminus of herein described centerline.

ALL situated in Skagit County, Washington.