

When recorded return to:
Daniel J. Leiskau and Elizabeth J. Leiskau
24295 Willida Lane
Sedro Woolley, WA 98284



201808210017

08/21/2018 11:28 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035207

CHICAGO TITLE
620035207

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)

Jonathan Houghton

Additional names on page _____ of document

GRANTEE(S)

Daniel J. Leiskau and Elizabeth J. Leiskau

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): B Survey No. 794429, Ptn. SE SW, 7-35-5

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P38641 / 350507-3-004-0106

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**

The following is part of the Purchase and Sale Agreement dated July 10, 2018

between Daniel J Leiskau Elizabeth J Leiskau ("Buyer")
Buyer Buyer

and Jonathon Houghton ("Seller")
Seller

concerning 24295 Willida 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.

[Signature] 07/10/2018
Buyer Date

[Signature] 07/10/2018
Buyer Date

Authenticator
Jonathan Houghton 07/13/2018
Seller Date
SKAGIT 2018 10:05:37 AM PDT

Seller Date

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620035207

For APN/Parcel ID(s): P38641 / 350507-3-004-0106

PARCEL A:

Commencing at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 7, Township 35 North, Range 5 East of the Willamette Meridian;
Thence North 88°32'40" East along the North line of said subdivision for a distance of 217.36 feet to the true point of beginning;
Thence continuing North 88°32'40" East for a distance of 353.46 feet to the West edge of the County Road;
Thence South 44°47'40" East along the West edge of the County Road for a distance of 115.73 feet;
Thence South 9°07'00" West for a distance of 627.70 feet;
Thence North 80°53'00" West for a distance of 213.55 feet;
Thence North 10°42'12" West for a distance of 670.76 feet to the true point of beginning.

(Also known as Tract B of Survey recorded December 12, 1973, under Auditor's File No. 794429, records of Skagit County, Washington)

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over and across a 60.0 foot strip of land, the centerline of which is more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 7, Township 35 North, Range 5 East of the Willamette Meridian;
Thence South 88°07'49" West along the South line of said subdivision for a distance of 75.89 feet to the West edge of the County Road right of way;
Thence North 15°27'03" West along the edge of said County Road right of way for a distance of 220.92 feet to the beginning of a tangent curve to the left having a radius of 3,057.21 feet;
Thence along the arc of said curve through a central angle of 4°47'51" for a distance of 256.13 feet to the true point of beginning;
Thence North 72°36'21" West for a distance of 140.29 feet to the beginning of a tangent curve to the left having a radius of 1,568.88 feet;
Thence along the arc of said curve through a central angle of 7°17'38" for a distance of 199.73 feet;
Thence North 80°53'00" West for a distance of 500.00 feet to a center point of a 50 foot cul-de-sac, said point being termination point of said centerline;

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

Situated in Skagit County, Washington.