

When recorded return to:
James M. Burnett and Ayla A. Burnett
7106 San Juan Hill Lane
Anacortes, WA 98221



201808310086

08/31/2018 11:17 AM Pages: 1 of 4 Fees: \$102.00
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.: 620035625

CHICAGO TITLE
620035625

DOCUMENT TITLE(S)

Skagit County Right to Manage Natural Resources Lands Disclosure

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: _____

Additional reference numbers on page _____ of document

GRANTOR(S)

Fred R. Mercer Jr. and Willa L. Cobb

☐ Additional names on page _____ of document

GRANTEE(S)

James M. Burnett and Ayla A. Burnett

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): 8 - 20 Block: 14 and Lot(s): 18 - 27 Block: 13 FIDALGO BAY TO ANACORTES

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P60699 / 3841-014-020-0004 and P60693 / 3841-013-027-0009

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**

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 23, 2018
between James M Burnett Ayla A Burnett ("Buyer")
Buyer Buyer
and Fred R Mercer JR Willa L Cobb ("Seller")
Seller Seller
concerning 7106 San Juan Hill Lane Anacortes WA 98221 (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.

Authentication
James M Burnett 07/23/2018
Buyer 10:29:18 PM PDT Date

Authentication
[Signature] 07/23/2018
Buyer 10:28:17 PM PDT Date

Authentication
Fred R Mercer Jr 07/24/2018
Seller 7:28:21 PM PDT Date

Authentication
Willa L Cobb 07/24/2018
Seller 6:51:13 PM PDT Date

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620035625

For APN/Parcel ID(s): P60699 / 3841-014-020-0004 and P60693 / 3841-013-027-0009

Parcel "A":

Lots 11 through 20, inclusive, Block 14, "FIDALGO BAY ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, Page 24, records of Skagit County, Washington.

And Lots 18 through 27, inclusive, Block 13, "FIDALGO BAY ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, Page 24, records of Skagit County, Washington.

Also described in deed recorded under Auditor's File No. 200312100158, being a re-record of Auditor's File No. 200301310253, as follows:

Beginning at the Northeast corner of Lot 18, Block 13 of said plat; thence West along the North line, and Westerly extension thereof for 105 feet to the centerline of Wall Street; thence South along said centerline for 360 feet to an intersection with the Westerly extension of the South line of Block 14 of said plat; thence East along said line for 280 feet to the Southeast corner of Lot 11, Block 14 of said plat; thence North along the East line of Lot 11 for 130 feet to the centerline of Tennessee Avenue; thence West along the centerline of Tennessee Avenue for 75 feet to an intersection with the Southerly extension of the East line of Lot 27, Block 13 of said plat; thence North along said line for 130 feet to the Northeast corner of said Lot 27; thence West for 100 feet to the Southeast corner of Lot 18, Block 13 of said plat; thence North along the East line thereof for 100 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "B":

An easement for ingress, egress and utilities over, across, along and under all that portion of Blocks 3, 4, 14 and Tennessee Avenue, within "FIDALGO BAY ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, Page 24, records of Skagit County, Washington, described as follows:

A strip of land 40 feet in width, lying 20 feet on both sides of the following described centerline:

Beginning at the Southwest corner of Section 32, Township 35 North, Range 2 East, Willamette Meridian; thence South 88° 03' 11" East along the South line of said Section 32, 1,155.48 feet to the Westerly right of way line of State Highway 20; thence North 11° 37' 35" West 102.85 feet to the Southerly line of the unconstructed Tennessee Avenue; thence South 88° 04' 49" East along said Southerly line 26.22 feet to the true point of beginning of said centerline; thence North 32° 52' 12" West 124.22 feet; thence South 50° 42' 01" West 99.77 feet; thence South 63° 47' 42" West 158.03 feet; thence North 77° 14' 12" West 192.49 feet to the Easterly right of way line of a City of Anacortes water line easement (Auditor's File No. 242886) and the terminus of said center line.

Situate in the County of Skagit, State of Washington.

Parcel "C":

EXHIBIT "A"
LEGAL DESCRIPTION
(continued)

An easement for ingress, egress and utilities over, across, along and under the North 30 feet of Lots 8, 9 and 10, Block 14, "FIDALGO BAY ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, Page 24, records of Skagit County, Washington.

TOGETHER WITH the South 1/2 of Tennessee Avenue lying between the Northerly projection of the East line of said Lot 8 and the West line of Lot 10.

Situate in the County of Skagit, State of Washington.