

When recorded return to:
Robert Kulp, Jr.
4701 SW Admiral Way #345
Seattle, WA 98116



201809070100

09/07/2018 03:28 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

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CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035713

CHICAGO TITLE
6200 35713

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)

James L Berna and Jeanie B Berna

☐ Additional names on page _____ of document

GRANTEE(S)

Robert Kulp, Jr. and Vanessa Fox

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN NE, 22-36-03

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P48026 / 360322-1-001-3109

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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 Northwest Multiple Listing Service
 ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 7/28/2018
 between Robert Kulp Jr Vanessa Fox ("Buyer")
 and James L Berna Jeanie B Berna ("Seller")
 concerning 15949 Mountain Dr Bow WA 98232 (the "Property")

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] 7/28/18
 Buyer Date
[Signature] 7-28-18
 Buyer Date

Authenticated
James L Berna 05/09/2018
 Sent: 05/09/2018 03:25 PM PDT Date

Authenticated
Jeanie B Berna 05/09/2018
 Sent: 05/09/2018 03:21 PM PDT Date

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620035713

For APN/Parcel ID(s): P48026 / 360322-1-001-3109

A tract of land in the Northeast $\frac{1}{4}$ of Section 22, Township 36 North, Range 3 East W.M., described as follows:

Beginning at the Northeast corner of said Section 22;
thence North $88^{\circ}20'54''$ West along the Northerly line of said Section 22, a distance of 205.00 feet;
thence South $49^{\circ}28'39''$ West, 692.92 feet to an intersection with a curve having a radius of 985 feet, the center of which curve bears North $70^{\circ}22'00''$ East;
thence Southeasterly along said curve to the left through a central angle of $8^{\circ}58'00''$, an arc distance of 154.15 feet;
thence North $68^{\circ}32'21''$ East, 179.89 feet;
thence South $16^{\circ}35'47''$ East, 6.50 feet;
thence North $73^{\circ}27'18''$ East, 46.50 feet;
thence North $16^{\circ}35'47''$ West, 10.50 feet;
thence North $68^{\circ}32'21''$ East, 497.51 feet to the Easterly line of said Section 22;
thence North $00^{\circ}55'15''$ West along said Easterly line 320.00 feet to the Point of Beginning. (Also known as Revised Tract 51 of Colony Mountain, an unrecorded plat).

Situate in the County of Skagit, State of Washington.