

Tax Parcel No. 350513-0-007-0200 / P38960

That portion of the North Half of the Northeast Quarter of Section 13, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of the Minkler paved road which is North 2° 20' West a distance of 1526.3 feet and North 89° 54' West a distance of 1034.9 feet from the East Quarter corner of said Section 13;

Thence North 89° 54' West along said North line a distance of 117 feet to the Southwest corner of that certain tract of land conveyed to James Parker and Linda Parker, husband and wife, by that certain deed recorded September 21, 1971 under Auditor's File No. 758307, records of Skagit County, Washington, which point is the true point of beginning;

Thence North 89° 54' West along said line a distance of 250 feet; thence North parallel with the West line of said Parker Tract a distance of 148 feet;

Thence running Northeasterly to the Southwest corner of tract conveyed to Walt Parker, et ux, by deed recorded September 13, 1971 under Auditor's File No. 757983, records of Skagit County, Washington;

Which point is also on the Westerly extension of the North line of the above referenced James Parker Tract;

Thence Easterly along said Westerly extension to the Northwest corner of said James Parker Tract;

Thence South a distance of 186 feet along the West line of said James Parker Tract to the point of beginning.

Situated in Skagit County, Washington.

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The East 117 feet (measured parallel to the Minkler paved Road) of the South 186 feet of the following described tract:

That portion of the following described property lying Southerly of Secondary State Highway 17A as condemned by the State of Washington in the Superior Court of the State of Washington for Skagit County as Cause No. 25060:

That portion of the North ½ of the Northeast ¼ of Section 13, Township 35 North, Range 5 East W.M., described as follows:

Beginning at a point on the North line of Minkler paved road said point being North 2° 20' West 1526.3 feet and North 89° 54' West 1034.9 feet from the East ¼ corner of said Section 13; thence North 2° 20' West 1187.8 feet parallel with the East line of said section; thence North 89° 54' West 215 feet; thence South 13° 16' West 1232.4 feet to the North line of Minkler paved Road; thence South 89° 54' East 535.9 feet to the point of beginning.

EXCEPT right of way of Puget Sound and Baker River Railroad Company.

Situate in the County of Skagit, State of Washington.



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.

EXHIBIT A