

**Return Address**  
The City of Sedro-Woolley  
ATTN: Doug Merriman  
325 Metcalf Street  
Sedro Woolley, WA 98284

Please print or type information

M10432

<b>Document Title(s)</b> (or transactions contained therein): SKAGIT COUNTY "RIGHT TO MANAGE NATURAL RESOURCE LANDS" DISCLOSURE STATEMENT
<b>Grantor(s)</b> (Last name first, then first name and initials) PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY
<b>Grantee(s)</b> (Last name first, then first name and initials) CITY OF SEDRO-WOOLLEY
<b>Legal description</b> (abbreviated: i.e., lot, block, plat or section, township, range, qtr./qtr.) Lots 1-30, inclusive, Block 121, Plat of the Town of Sedro, Skagit County, W.T., according to the Plat thereof recorded in Volume 1 of Plats, page 18, records of Skagit County, WA; together with vacated alley adjacent thereto which attaches by operation of law, vacated by order filed in Commissioners File No. 9819.
<b>Reference Number(s) of Documents assigned or released:</b> NOT APPLICABLE
<b>Assessor's Property Tax Parcel/Account Number</b> P76290
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**SKAGIT COUNTY "RIGHT TO MANAGE NATURAL RESOURCE LANDS"  
DISCLOSURE STATEMENT**

NAME OF TRANSFEROR: PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY

NAME OF TRANSFEREE: CITY OF SEDRO-WOOLLEY

Legal Description of Property:

Lots 1-30, inclusive, Block 121, Plat of the Town of Sedro, Skagit County, W.T., according to the Plat thereof recorded in Volume 1 of Plats, page 18, records of Skagit County, WA; together with vacated alley adjacent thereto which attaches by operation of law, vacated by order filed in Commissioners File No. 9819.

**A. INSTRUCTIONS:**

1. This Disclosure Statement must be provided to the Transferee whenever there is a transfer of (1) real property designated as farmland, or (2) real property adjacent to or within 1 mile of designated agricultural land or designated or within ¼ mile of rural resource, forest or mineral resource lands. This Disclosure Statement applies to transfers by sale, exchange, gift, real estate contract, lease with option to purchase, any other option to purchase, or any other means of transfer (except transfers made by testamentary provisions or the laws of descent).
2. The Transferor must provide the Transferee a copy of this Disclosure Statement prior to closing.
3. The Transferor must record a copy of this Disclosure Statement, showing an acknowledgment of receipt executed by the Transferee, with the Skagit County Auditor prior to closing.
4. Fill in the names of the Transferor (Seller) and Transferee (Buyer) prior to recording this form.

**B. DISCLOSURE:**

This property may be designated or may be within 1 mile of designated agricultural land or designated or within ¼ 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 nonresource 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.

Skagit County has adopted Right-to-Manage Natural Resource Lands regulations (chapter 14.38 SCC) which may affect you and your land. You may obtain a copy of chapter 14.38 SCC from Skagit County.

A provision of chapter 14.38 SCC provides that "No land-based Natural Resource Lands management activity, operation, facility or appurtenances thereof, shall be or become a nuisance as defined in Chapter 14.04 SCC, regardless of past or future changes in the surrounding area's land use or zoning designation, when conducted or maintained for commercial purposes, and in a manner consistent with current best management practices, not superseding local, State or Federal regulations and involving uses allowed under the Agriculture Natural Resource Land (Ag-NRL), Industrial Forest Natural Resource Land (IF-NRL), Secondary Forest Natural Resource Land (SF-NRL), Rural Resource Natural Resource Land (RRc-NRL), or Mineral Resource Overlay (MRO-NRL) districts as set forth in SCC 14.16.400, 14.16.410, 14.16.420, 14.16.430, and 14.16.440, respectively. (Ord. 17938 Atch. F (part), 2000) "

This disclosure applies to the real property upon any development or building permit approval; or, in the case of real property transfers, the disclosure applies to the subject property as of the date of the transfer. This disclosure may not be applicable thereafter if areas designated farmland are changed from the farmland designation.


Nothing in chapter 14.38 SCC shall affect or impair any right to sue for damages.

  
\_\_\_\_\_  
(Transferor initials)

  
\_\_\_\_\_  
(Transferee initials)

**C. NOTE TO CLOSING AGENT:** Transferee and Transferor authorize and direct Closing Agent to record this Disclosure Statement with the Skagit County Auditor before closing. The copy to be recorded must bear (1) an acknowledgment of receipt executed by the Transferee and (2) the signature of a witness.

  
\_\_\_\_\_  
(Transferor initials)

  
\_\_\_\_\_  
(Transferee initials)

**RECEIPT, ACKNOWLEDGMENT AND WITNESS SIGNATURE**

CITY OF SEDRO-WOOLLEY ("Transferee") acknowledges receipt of this Skagit County "Right to Manage Natural Resource Lands" Disclosure Statement from PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY ("Transferor").

DATED this 24<sup>th</sup> day of February 2021.

CITY OF SEDRO-WOOLLEY

Julia Johnson, Mayor

WITNESSED BY:

Douglas A. Merriman

325 Metolf St, Sedro-Woolley, WA 98284  
Address

February 24, 2021  
Date

NOTE: The above "Witness" section must be completed for this Disclosure to be legally valid. A real estate agent or licensee who is involved in the transaction may act as a witness and is permitted to complete the above "Witness" section.