



200610120010
Skagit County Auditor

10/12/2006 Page 1 of 2 9:17AM

Return Address:

Boyer Escrow Co. Inc.
15044 Bothell Way N.E.
Lake Forest Park, Wa 98155

LAND TITLE OF SKAGIT COUNTY

Please print or type information

122510-S

Document Title(s) (or transactions contained therein):

1. Right to Farm Disclosure
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) (Last name first, then first name and initials)

1. Roger J. Saben
2. Molly E. Saben
- 3.
- 4.

Additional names on _____ of document

Grantee(s) (Last name first, then first name and initials)

1. Ragnar Ulland
2. Kathryn Ulland
- 3.
- 4.

Additional names on page _____ of document

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Lot 3 Plat of Centennial Grove

Additional legal is on page _____ of document

Assessor's Property Tax Parcel/Account Number

4579 000 003 0002

Assessor Tax # not yet assigned

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.

WHEN RECORDED RETURN TO

Name Boyer Escrow Co.
Address 15044 Bothell Way N.E.
City, State, Zip Lake Forest Park, Wa. 98155

FILED FOR AND RECORDED AT THE REQUEST OF

IMPORTANT REAL PROPERTY DOCUMENT - DO NOT DISCARD
SNOHOMISH COUNTY "RIGHT TO FARM" DISCLOSURE STATEMENT

Name of Transferor: Roger J. Saben Jr & Molly E. Saben

Name of Transferee: Ragnar Ulland & Kathryn Ulland

Legal Description of Property (Must include abbreviated description here; may attach addendum if needed.):

Lot 3, Plat of Centennial Grove, as per plat recorded in Volume 15 of
Plats, page 26, records of Skagit County, Washington
Situate in the City of Mount Vernon, County of Skagit, State of Washington

Assessor's Property Tax Parcel/Account Number 4579 000 003 0002

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 1300 feet of designated farmland. 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 transferees 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 Snohomish County Auditor prior to closing.
4. Fill in the names of the Transferor (Seller) and the Transferee (Buyer) prior to recording this form.

B. DISCLOSURE:

Your real property is adjacent to, or within 1300 feet of designated farmland; therefore, you may be subject to inconveniences or discomforts arising from agricultural activities INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL OR ORGANIC FERTILIZERS, SOIL AMENDMENT, HERBICIDES AND PESTICIDES, HOURS OF OPERATION, AND OTHER AGRICULTURAL ACTIVITIES. Snohomish County has adopted a Right to Farm Ordinance which may affect you and your land. A copy of said ordinance, Chapter 32.15 SCC, may be obtained from Snohomish County.

Agricultural activities conducted on designated farmlands in compliance with acceptable agriculture practices and established prior to surrounding non-agricultural activities are presumed to be reasonable and shall not be found to constitute a nuisance unless the activities have a substantial adverse effect on the public health and safety.

This disclosure applies to the real property which is subject to a development or building permit as of the date of the 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 32.15 SCC shall affect or impair any right to sue for damages.

C. NOTE TO CLOSING AGENT

Transferee and Transferor authorize and direct Closing Agent to record this Disclosure Statement with the Snohomish 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.

X Roger J. Saben Jr (Transferor) X Ragnar Ulland (Transferee)
X Molly E. Saben (Transferor) X Kathryn Ulland (Transferee)

RECEIPT ACKNOWLEDGMENT AND WITNESS SIGNATURE

Ragnar Ulland & Kathryn Ulland ("Transferee") acknowledges receipt of this Snohomish County Right to Farm Disclosure Statement from Roger J. Saben & Molly E. Saben ("Transferor").

Dated this 4th day of October 2006

Ragnar Ulland
Signature of Transferee
Kathryn Ulland

Print Name of Transferee Ragnar Ulland
KX Kathryn Ulland
Its

Witnessed by:

Signature of Witness Halley C. McQueen
Name Halley C. McQueen
Address 15044 Bothell Way N.E.
Date Lake Forest Park, Wa. 98155

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.



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