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Skagit County Auditor
7/16/2015 Page

1 of 4 3:48PM \$75.00

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COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024239

CHICAGO TITLE
620024239

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)

Krieger Real Estate Inc. and LaVerne Krieger, an unmarried individual

Additional names on page _____ of document

GRANTEE(S)

Michael D. Laws, a single man

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): PTN LOTS 142 AND 143 THUNDERBIRD EAST 4TH ADD

Complete legal description is on page ____ 3 & 4 ____ of document

TAX PARCEL NUMBER(S)

P83220 / 4476-000-142-0006

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 1, 2015
between Michael David Laws ("Buyer")
Buyer Buyer
and Krieger Real Estate LaVerne Krieger ("Seller")
Seller Seller
concerning 925 Nez Perce Drive Mount Vernon WA 98273 (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
Michael David Laws 7/1/2015
Buyer 7/1/2015 6:54:18 PM Date

Buyer Date

B. King - Jannette Krieger 7-1-15
Seller Date

LaVerne Krieger 7-1-15
Seller Date

EXHIBIT "A"

Order No.: 620024239

For APN/Parcel ID(s): P83220 / 4476-000-142-0006

PARCEL A.

That portion of Lot 142, THUNDERBIRD EAST FOURTH ADDITION, according to the plat thereof, recorded in Volume 14 of Plats, page 10, records of Skagit County, Washington;

EXCEPT the south 50 feet of Lot 142,

AND EXCEPT the following described portion of said Lot 142:

Commencing at the Northeast corner of said Lot 142;
Thence South 5°54'03" East 93.69 feet along the East line of said Lot 142 to the true point of beginning;
Thence continue South 5°54'03" East, 145.56 feet along said East line to the North line of the South 50.00 feet (as measured perpendicular to the South line) of said Lot 142;
Thence South 73°10'56" West 183.82 feet along said North line of the South 50.00 feet of Lot 142 to the Northwesterly corner thereof;
Thence North 50°27'07" East 133.47 feet;
Thence North 73°10'56" East 60.00 feet to a point bearing South 0°23'10" West from the true point of beginning;
Thence North 0°23'10" East 95.63 feet to the true point of beginning;

TOGETHER WITH that portion of Lot 143, THUNDERBIRD EAST FOURTH ADDITION, according to the plat thereof, recorded in Volume 14 of Plats, page 10, records of Skagit County, Washington, described as follows;

Beginning at the Northwesterly corner of said Lot 143;
Thence South 5°54'03" East 93.69 feet along the West line of said Lot 143;
Thence North 0°23'10" East 95.37 feet to the point of curvature on the North line of said Lot 143;
Thence along the arc of said curve to the right, concave to the Northwest, having an initial tangent bearing of South 72°02'35" West, a radius of 50.00 feet through a central angle of 12°03'22", an arc distance of 10.52 feet to the point of beginning.

EXCEPT from all of the above described portions of Lots 142 and 143 those portions lying within the following described tract:

Beginning at the Northwest corner of said Lot 142, THUNDERBIRD EAST FOURTH ADDITION;
Thence North 73° 10'56" East along the North line of said Lot 142 a distance of 100.10 feet, more or less, to a Northeast corner thereof, being a point on a non-tangent curve;
Thence along the arc of said curve to the left, concave to the Northeast having an initial tangent bearing of South 16° 49'04" East, a radius of 50.00 feet, through a central angle of 79° 04'55" an arc distance of 69.01 feet, more or less, to a Northeast corner of Lot 142, also being the Northwest corner of that certain parcel described in Quit Claim Deed to John S. Milnor, a single man and Danya R. Johnson, a single woman, recorded under Skagit County Auditor's File No. 9510120073;
Thence continue along said curve to the left, having a radius of 50.00 feet, through a central angle of 12° 03'22" an arc distance of 10.52 feet, more or less, to the Northeast corner of said Milnor parcel;
Thence South 0° 23'10" West along the East line of said Milnor parcel for a distance of 60 feet;
Thence South 89° 35'33" West for a distance of 120.00 feet;
Thence South 44° 52'13" West for a distance of 68.18 feet, more or less, to the Southeast corner of Lot 106-A, said Plat of THUNDERBIRD EAST FOURTH ADDITION, at a point bearing South 4° 36'16" West

EXHIBIT "A"

(continued)

from the point of beginning;

Thence North 4° 36' 16" East along the East line of said Lot 106-A, also being the West line of said Lot 142, for a distance of 113.59 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress, egress, utilities and drainage for the benefit of Lots 142 and 143, THUNDERBIRD EAST FOURTH ADDITION, according to the plat thereof, recorded in Volume 14 of Plats, page 10, records of Skagit County, Washington, and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 143, being a point of curvature concave to the Northwest; Thence along the arc of said curve to the left having an initial tangent bearing North 84 degrees 05' 57" East, a radius of 50.00 feet through a central angle of 12 degrees 03' 22", an arc distance of 10.52 feet to the true point of beginning;

Thence South 0 degree 23' 10" West, 191.00 feet;

Thence South 73 degrees 10' 56" West 25.00 feet parallel with the South line of Lot 142;

Thence South 16 degrees 49' 04" East, 25.00 feet;

Thence North 73 degrees 10' 56" East 38.20 feet;

Thence North 0 degree 23' 10" East, 223.47 feet parallel with and 20.00 feet Easterly (as measured perpendicular) of the first course described herein, to a point of curvature on the North line of said Lot 143;

Thence along the arc of said curve to the right concave to the Northwest having an initial tangent bearing of South 44 degrees 46' 01" West, a radius of 50.00 feet, through a central angle of 27 degrees 16' 34", an arc distance of 23.80 feet to the true point of beginning.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress, utilities and drainage existing on November 12, 2004, over, across, and under that portion of the vacated cul-de-sac as vacated in City of Mount Vernon Ordinance No. 2266, recorded as Auditor's File No. 8705010003, adjoining both Lots 142 and 143, and which has reverted thereto by operation of law.

Situated in Skagit County, Washington.