

COPY

When recorded return to:
Terrence N. Schoenthal and Martha R. Schoenthal
1822 Buccaneer Place
Anchorage, AK 99501



201511170065

Skagit County Auditor \$75.00
11/17/2015 Page 1 of 3 2:21PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025444A

CHICAGO TITLE
620025444A

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)

William C. Davisson

Additional names on page _____ of document

GRANTEE(S)

Terrence N. Schoenthal and Martha R. Schoenthal

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): 5 & 6 Block: 201 NORTHERN PACIFIC ADD TO ANACORTES TGW PTN RR AND
TIDELANDS Tax/Map ID(s):

Complete legal description is on page _____ 3 _____ of document

TAX PARCEL NUMBER(S)

P58261 / 3809-201-006-0005, P31698 / 350123-0-002-1205 and P100904 / 350123-0-002-2400

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

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

The following is part of the Purchase and Sale Agreement dated October 04, 2015

between Terrence N Schoenthal Martha R Schoenthal ("Buyer")
Buyer Buyer
and William C Davisson ("Seller")
Seller Seller
concerning 2714 Oakes Avenue Anacortes WA 98221 (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
Terry Schoenthal 10/5/2015
10/5/2015 8:45:35 PM
Buyer Date
Authentication
Martha Schoenthal 10/5/2015
10/5/2015 8:47:40 PM
Buyer Date

Authentication
William C Davisson 10/05/2015
10/5/2015 4:50:05 PM
Seller Date
Seller Date

EXHIBIT "A"

Order No.: 620025444A

For APN/Parcel ID(s): P58261 / 3809-201-006-0005, P31698 / 350123-0-002-1205 and P100904 / 350123-0-002-2400

PARCEL "A":

Lots 5 and 6, Block 201, of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County.

Situated in Skagit County, Washington.

PARCEL "B":

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, being more particularly described as follows:

Beginning at the Southwest corner of Block 201 of said plat; thence North 21°36'44" West along the Westerly line of Block 201, a distance of 200.00 feet to the Northwest corner of said Block 201; Thence North 72°12'09" East along the Northerly line of said Block 201, a distance of 120.25 feet to the true point of beginning; Thence North 21°36'44" West, a distance of 144.89 feet; thence North 71°17'58" East, a distance of 60.06 feet; Thence South 21°36'44" East, a distance of 145.84 feet to a point on the Northerly line of said Block 201; Thence South 72°12'09" West, a distance of 60.12 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL "C":

That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to Carolyn D. Smothers by that certain Quit Claim Deed recorded June 27, 1988 as Auditor's File No. 8806270125.

Tract "RR":

Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East, W.M., and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Commencing at the initial point of said Tract 1 of Section 23; Thence West 305 feet; Thence South 70°44' West 855 feet; thence South 23° East 112 feet; Thence North 69°10' East 136 feet; thence North 70°53' East 533.5 feet; Thence North 73°12' East 444 feet; Thence North 17°45' East 32 feet to beginning.

EXCEPTING and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23; Thence South 17°45' West, 32 feet; thence South 73°12' West 444 feet; Thence South 70°53' West, 533 5/10 feet; Thence South 69°10' West 136 feet; Thence North 22°, no minutes West, 40 feet; thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described; Thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17°45' East, 66 feet from the initial point of Lot 1, Tract 1, Section 23; Thence South 17°45' West, 66 feet to the place of beginning.

Situated in Skagit County, Washington.