

When recorded return to:
Heather Gandy
1406 Railroad
Sedro Woolley, WA 98284



Skagit County Auditor
11/23/2016 Page 1 of 3 2:07PM \$75.00

COPY

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029160

CHICAGO TITLE
620029160

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)

Ronald Peitersen and Melena M. Peitersen

Additional names on page _____ of document

GRANTEE(S)

Heather Gandy

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): PTN 9 STATE STREET ADD TO SEDRO

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P77246 / 4173-000-009-0004

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 05, 2016
between Heather Gandy ("Buyer")
Buyer Buyer
and Ronald Peitersen Melena M Peitersen ("Seller")
Seller Seller
concerning 1406 Railroad Sedro Woolley WA 98284 (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
Heather Gandy 10/05/2016
Buyer Date
10/05/2016 12:41:57 PM PDT

Buyer Date

Authentication
Ronald Peitersen 10/06/2016
Seller Date
10/06/2016 8:17:23 PM PDT

Authentication
Melena M Peitersen 10/06/2016
Seller Date
10/06/2016 8:16:00 PM PDT

Seller Date

LEGAL DESCRIPTION

Order No.: 620029160

For APN/Parcel ID(s): P77246 / 4173-000-009-0004

That portion of Lot 9, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington, lying Westerly of the following described line:

Beginning at a point on the North line of said Lot 9, 80 feet West of the Northeast corner thereof; Thence Southeasterly to a point on the South line of said Lot 9 which lies 12 feet Northeasterly as measured along said South line, of a point which is due South of the point of beginning.

And TOGETHR WITH that portion in quiet title cause no 07-2-00914-3 described as follows:

That portion of Lot 9, STATE STREET ADDITION to Sedro, Skagit County, Wash., according to the plat thereof filed in Volume 3 of Plats at Page 61 Records of Skagit County, Washington, described as follows:

Beginning at a the southwest corner of that certain property conveyed to Cheri Wheatley by deed filed in Skagit County Auditor's File No. 200511300147 as shown on that certain survey of said property filed in Skagit County Auditor's File No. 200702060129; thence North $04^{\circ} 07' 06''$ West along the West line of said property as shown on said Survey, a distance of 141.37 feet to the North line of said Lot 9; thence South $89^{\circ} 59' 04''$ East along the North line of said Lot 9, a distance of 7.30 feet to the line of an existing fence; thence South $06^{\circ} 22' 31''$ East along an existing fence, a distance of 26.08 feet; thence South $05^{\circ} 37' 54''$ East along said fence, a distance of 65.08 feet; thence South $05^{\circ} 24' 46''$ East along said fence and its Southerly projection, a distance of 42.66 feet to the North line of Railroad Avenue; thence South $53^{\circ} 06' 22''$ West along the North line of Railroad Avenue, a distance of 13.07 feet to the point of beginning of this description.

Situated in Skagit County, Washington.