

When recorded return to:
Travis Jeremy Miranda
Roots Land Holdings, LLC
16102 4th Ave. NW
Arlington, WA 98223



Skagit County Auditor
7/28/2017 Page

1 of

\$77.00
4 11:54AM

POOR
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Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031226

CHICAGO TITLE

620031226

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)

Arvidson Revocable Living Trust

☐ Additional names on page _____ of document

GRANTEE(S)

Roots Land Holding, LLC

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN SE SE, 20-36-04 AND PTN SW SW, 21-36-04

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P49681 / 360420-4-014-0006 and P49730 / 360421-3-008-0005

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 36.18.015 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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 21, 2017

between The R.J. Group, Roots Land Holdings, LLC ("Buyer")

and Arvidson rev lvg trust ("Seller")

concerning 0 PARSON CREEK 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
Rob Janicki 04/21/2017
Buyer Date
4/21/2017 12:27:59 PM PDT

Donna Greenwell 4-28-17
Seller Date

Buyer Date

Seller Date

EXHIBIT "A"

Order No.: 620031226

For APN/Parcel ID(s): P49681 / 360420-4-014-0006 and P49730 / 360421-3-008-0005

PARCEL A:

The South 190 feet of the Southeast Quarter of the Southeast Quarter lying Southeasterly of road, in Section 20, Township 36 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

Parcel B:

The West 1/2 of the Southwest 1/4 of Section 21, Township 36 North, Range 4 East Willamette Meridian, lying South of the County Road (C.C.C. County Road), EXCEPT the Easterly 6 acres thereof, AND EXCEPT the following described tracts:

1. Beginning at the Northwest corner of said tract; thence Easterly along the C.C.C. Road 300 feet; thence South 175 feet; thence West 135 feet to the existing road; thence North along said road, a distance of 300 feet, more or less, to the point of beginning.

2. That portion of the West 1/2 of the Southwest 1/4 of Section 21, Township 36 North, Range 4 East Willamette Meridian, lying Southerly of the C.C.C. Road described as follows:

Beginning at the Northwest corner of said subdivision; thence Southeasterly along the South line of said C.C.C. Road 300 feet; thence South 175 feet; thence West 135 feet, more or less, to East line of an existing road, and the true point of beginning of this description, said point being the Southwest corner of a tract conveyed to The Alderdale Union Sunday School by deed recorded June 30, 1958 as Auditor's File No. 567154; thence East along the South line of said Alderdale Union Sunday School Tract and said line extended East 208 feet; thence South 208 feet; thence West 208 feet, more or less, to the East line of an existing road; thence Northerly along said East line to the true point of beginning.

3. That portion of the West 1/2 of the Southwest 1/4 of Section 21, Township 36 North, Range 4 East Willamette Meridian, lying Southerly of the C.C.C. Road described as follows:

Beginning at the Northwest corner of said subdivision; thence Southeasterly along the South line of said C.C.C. Road 300 feet; thence South 175 feet; thence West 135 feet, more or less, to East line of an existing road, said point being the Southwest corner of a tract conveyed to the Alderdale Union Sunday School by deed recorded June 30, 1958, as Auditor's File No. 567154; thence East along the South line of said Alderdale Union Sunday School Tract and said line extended East 208 feet; thence in a Southerly direction 208 feet parallel with road to the true point of beginning; thence Southerly 208 feet parallel with road; thence West 208 feet, more or less, to existing road; thence Northerly along said East line 208 feet, more or less, to a point that is West of the point of beginning; thence East to point of beginning.

4. That portion of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 36 North, Range 4 East Willamette Meridian, described as follows:

EXHIBIT "A"

(continued)

Beginning at a point on the South line of C.C.C. County Road 300 feet Southeasterly of intersection of said road line with the West line of said section; thence South 175 feet; thence West 135 feet, more or less, to the East line of an existing road; thence Southerly along said road 416 feet, more or less, to the Southeast corner of property conveyed to William Val McAdow and wife by deed dated December 28, 1970 and recorded January 28, 1971, under Auditor's File No. 748234; thence Southerly along said road line 80 feet to the true point of beginning; thence East 40 feet; thence Southerly parallel to the road 40 feet; thence West 40 feet to said road; thence Northerly along said road 40 feet, more or less, to the true point of beginning.

5. That portion of said Southwest 1/4 lying Westerly of the County Road known as Humphrey Hill Road.

Situate in the County of Skagit, State of Washington.