

When recorded return to:
Timothy Dean Nickell and Debra Konyha Nickell
PO Box 1095
Granite Falls, WA 98252



201808140067

08/14/2018 11:28 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

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CHICAGO TITLE
620035564

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)

C David Capps and Monika Willer-Capps

Additional names on page _____ of document

GRANTEE(S)

Timothy Dean Nickell and Debra Konyha Nickell.

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): 198 CASCADE RIVER PARK NO 1

Complete legal description is on page 3 of document

TAX PARCEL NUMBER(S)

P63751 3871-000-198-0002

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

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 16, 2018

between Timothy Dean Nickell Debra Nickell ("Buyer")
Buyer Buyer

and Charles David Capps Monika Willer-Capps ("Seller")
Seller Seller

concerning 6324 Cascade River Road Marblemount WA 98263 (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.

AuthentisIGN
[Signature] 07/17/2018
Buyer 6:01:03 AM PDT Date

AuthentisIGN
Charles David Capps 07/16/2018
Seller 7:16:10 PM PDT Date

AuthentisIGN
[Signature] 07/17/2018
Buyer 10:42:21 AM PDT Date

AuthentisIGN
Monika Willer-Capps 07/16/2018
Seller 8:11:37 PM PDT Date

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620035564

For APN/Parcel ID(s): P63751 3871-000-198-0002

Lot 198, "CASCADE RIVER PARK NO. 1" as per plat recorded in Volume 8 of Plats, Pages 54 to 59, inclusive, records of Skagit County, Washington.

EXCEPT that portion of said Lot 198 in Boundary Line Adjustment awarded by Skagit County Superior Court Cause No. 15-2-00621-8, more particularly described as follows:

Beginning at a rebar and cap Stamped: "Zitkovich, L.S. 46904" at the Northwest corner of said Lot 198, per record of survey filed under Auditor's File No. 201405230129; Thence North 39° 01' 13" East, a distance of 70.03 feet to a rebar and cap Stamped: "Zitkovich, L.S. 46904" at the Northeast corner of said Lot 198; Thence South 49° 47' 11" East, along the East line of said Lot 198 per the aforesaid record of survey, distance of 94.79 feet to the true point of beginning; Thence South 39° 33' 25" West a distance of 15.15 feet; Thence South 49° 47' 11" East a distance of 67.30 feet; Thence South 6° 04' 10" East a distance of 30.20 feet; Thence North 84° 12' 29" East a distance of 18.29 feet; Thence North 40° 12' 49" East a distance of 22.87 feet; Thence North 49° 47' 11" West a distance of 102.01 feet to the true point of beginning.

Situated in Skagit County, Washington.