

ISLAND COUNTY DISCLOSURE

The following is part of the Purchase and Sale Agreement dated _____

between _____ ("Buyer")

Buyer

Buyer

and Brian D. Johnson Kathleen B. Johnson ("Seller")

Seller

Seller

concerning 4985 Bakerview Road Oak Harbor WA 98277 (the "Property")

Address

City

State Zip

CHECK IF APPLICABLE:

☒ Agriculture, Minerals and Forestry Protection Disclosure

Island County's Agriculture, Minerals and Forestry Protection Ordinance (Island County Code Chapter 16.25) requires that the following disclosure be included in any recorded documents concerning the transfer of real property located within Rural Agriculture, Rural Forest or Commercial Agriculture or within 500 feet of these lands or lands designated mineral lands of long-term commercial significance. This requirement applies to transfer by sale, exchange, gift, real estate contract, lease with option to purchase, any other option to purchase, or any other means of transfer. Buyer and Seller instruct Closing Agent to insert the following disclosure in any such recorded documents:

Island County has established a policy for unincorporated areas to conserve, protect and encourage agriculture and forestry operations and surface mining on mineral lands of long-term commercial significance. If your real property is located near an agriculture, surface mine or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including, but not limited to noise, vibration, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. For mineral lands these activities may include mining extraction, screening, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Island County Code and shall not be subject to legal action as a public nuisance unless the activity has a substantial adverse effect on the public health and safety.

☒ Geologically Hazardous Area Disclosure

The Property is located within a geologically hazardous area. Geologically hazardous areas include areas susceptible to the effects of erosion, sliding, earthquake, or other geologic events. They pose a threat to the health and safety of citizens when incompatible residential, commercial, industrial, or infrastructure development are sited in areas of a hazard. Geologic hazards pose a risk to life, property, and resources when steep slopes are destabilized by inappropriate activities and development or when structures or facilities are sited in areas susceptible to natural or human-caused geologic events.

Some geologic hazards can be reduced or mitigated, but not eliminated by engineering, design, or modified construction practices so that risks to health and safety are acceptable. Island County has placed certain restrictions on development and use of geologically hazardous areas.

Before purchasing or leasing the above property, you should consult the Island County Zoning Ordinance chapter 17.03, the Island County Critical Area Ordinance chapter 17.02, the Island County Grading Ordinance chapter 11.02, and any previously issued permits/geotechnical reports to determine restrictions, if any, which have been placed on the subject property.

BJD 7-1-25 BJD 7/1/25
Buyer's Initials Date Buyer's Initials Date Seller's Initials Date Seller's Initials Date

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☐ Ebey's Landing National Historical Reserve Disclosure

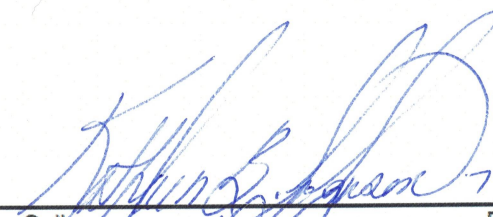
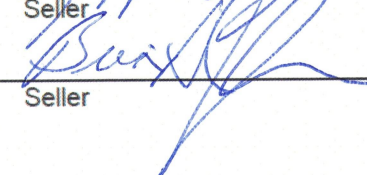
The Property is located within the Ebey's Landing National Historical Reserve.

Before purchasing or leasing the above property, you should consult with the Island County Planning Department or the Town of Coupeville Planning Department and research and review The Ebey's Landing National Historical Reserve Design Guidelines and associated procedures and regulations, as well as any previously issued permits, to determine restrictions, if any, which have been placed on the subject property.

The owners of property within the Ebey's Landing National Historical Reserve have a unique responsibility and challenge in protecting the Reserve's cultural landscape. The Reserve is a complex combination of buildings, structures and landscape features (both natural and manmade). Its character ranges from a town with thriving commercial and residential neighborhoods and a valuable shoreline with dramatic vistas to prairies with Operating Farms and suburban subdivisions. In recognition of its importance, the Reserve is a Congressionally authorized unit of the National Park Service.

Such a fragile resource can be easily lost through incremental changes and as a result Island County and the Town of Coupeville have adopted standards to protect Contributing Structures, the landscape, views, and vistas.

Buyer	Date
Buyer	Date

	7-1-25
Seller	Date
	7/1/25
Seller	Date