

**When recorded return to:**  
Jason Borleau and Marie Borleau  
19895 Gages Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-4758  
Oct 30 2019  
Amount Paid \$6341.80  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039844

CHICAGO TITLE  
620039844

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Clinton C. Houston, Personal Representative of the Estate of Virginia H. Houston, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jason Borleau and Marie Borleau, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

TRACT 3, CRESTVIEW RIDGE, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P81553 / 4405-000-003-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)


Dated: October 15, 2019

Clinton C. Houston, Personal Representative of the Estate of Virginia H. Houston, deceased

BY:   
Clinton C. Houston  
Personal Representative

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Clinton C. Houston is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of Clinton C. Houston, Personal Representative of the Estate of Virginia H. Houston, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/29/2019  
  
Name: ALISON P. CALHOUN  
Notary Public in and for the State of WA  
Residing at: Eastsound, WA  
My appointment expires: 11-1-22



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Crestview Ridge, recorded in Volume 12 of Plats, Page 71:

Recording No: 7907240054

2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 8, 1979  
Recording No.: 7905080044

and

Recording Date: May 17, 1979  
Recording No.: 7905170079

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 27-79:

Recording No: 7904090017

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.

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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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 26, 2019

between Jason Borleau Marie Borleau ("Buyer")  
Buyer Buyer  
and Estate of Virginia H Houston Clint Houston ("Seller")  
Seller Seller  
concerning 19895 Gages Lane Burlington WA 98233 (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  
Jason Borleau 09/26/2019  
Buyer 10:05:54 AM PDT Date

Authentication  
Clint Houston 09/26/2019  
Seller 10:30:44 PM PDT Date

Authentication  
Marie Borleau 09/26/2019  
Buyer 10:05:12 AM PDT Date

Seller Date