

**When recorded return to:**

David Villarreal and Adam Villarreal  
1305 Crystal Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3914

Sep 28 2020

Amount Paid \$5445.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE CO.

620044203

Escrow No.: 620044203

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gordon W. Mau and Dolores A. Jobe, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to David Villarreal and Adam Villarreal, unmarried persons as  
joint tenants

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

LOT 78, PLAT OF COUNTRY AIRE PHASE 3, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 15 OF PLATS, PAGES 157 AND 158, 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): P104491 / 4625-000-078-0007

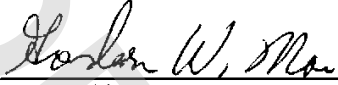
Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: September 17, 2020



Gordon W. Mau



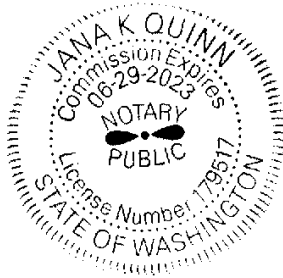
Dolores A. Jobe

State of WashingtonCounty of Skaagit

I certify that I know or have satisfactory evidence that

Gordon W. Mau and Dolores A. Jobe

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 23, 2020Name: Janak QuinnNotary Public in and for the State of WashingtonResiding at: ArlingtonMy appointment expires: 06/29/2023

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 28, 1906  
Auditor's No(s): 61920, records of Skagit County, Washington  
In favor of: The Puget Sounder and Baker River Railroad Company  
For: A 50 foot wide strip of land  
Affects: A railroad right-of-way  
  
Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 3, 1907  
Auditor's No(s): 63372, records of Skagit County, Washington  
In favor of: The Puget Sound and Baker River Railroad Company  
For: A 50 foot wide strip of land  
Affects: A railroad right-of-way  
  
Note: Exact location and extent of easement is undisclosed of record.
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 29, 1992  
Auditor's No(s): 9210290099, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:

EASEMENT NO. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

EASEMENT NO. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way.

4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 29, 1993  
Auditor's No(s): 9303290048, records of Skagit County, Washington  
In favor of: Dike District No. 12  
For: Ingress and egress  
Affects: Eastern 400 feet of Gilkey Road, as platted between Tracts 74 and 77,  
Plat of Burlington Acreage Property
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or

**EXHIBIT "A"****Exceptions  
(continued)**

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 COUNTRY AIRE PHASE 3:

Recording No: 9402220117

6. Easement delineated on the face of said Skagit County Short Plat No. 40-76, approved September 15, 1976, and recorded September 15, 1976, in Volume 1 of Short Plats, page 170, under Auditor's File No. 842705, records of Skagit County, Washington;  
For: Ingress, egress and utilities  
Affects: A 60-foot strip along Crystal Lane and the North 15 feet of Lots 2 through 8
7. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, being an ordinance annexing the subject property into the City of Burlington.
8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
Recorded: June 11, 1993  
Auditor's No(s): 9306110140, records of Skagit County, Washington  
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife, and Washington Federal Savings and Loan  
  
AMENDED by instrument(s):  
Recorded: September 15, 1993  
Auditor's No(s): 9309150090, records of Skagit County, Washington
9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
Recorded: February 20, 1994  
Auditor's No(s): 9402200118, records of Skagit County, Washington  
Executed By: Kendall D. Gentry and Nancy Gentry, husband and wife
10. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

**EXHIBIT "A"****Exceptions  
(continued)**

"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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Burlington.