

202406270018

06/27/2024 09:57 AM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**  
David A Olson and Lori L. Olson  
6993 Mission Road  
Everson, WA 98247

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241116  
Jun 27 2024  
Amount Paid \$8021.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620056444

CHICAGO TITLE  
U 20056444

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Marie M. Biladeau, a married person as her separate property  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to David A Olson and Lori L. Olson, a married couple

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

TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 27-79, APPROVED APRIL 2, 1979 AND  
RECORDED APRIL 9, 1979, IN VOLUME 3 OF SHORT PLATS, PAGE 94, UNDER AUDITOR'S  
FILE NO. 7904090017, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION  
OF TRACT 12 OF PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE  
PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 49, 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): P62341 / 3867-000-012-1208

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 6-18-24

Marie M. Biladeau  
Marie M. Biladeau

Jay Thomas Biladeau  
Jay Thomas Biladeau, spouse of Marie  
M. Biladeau

State of WA

County of Spokane

This record was acknowledged before me on 6/18/2024 by Marie M. Biladeau  
and Jay Thomas Biladeau.

Julie D Hellstrom  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 10/9/26

Notary Public  
State of Washington  
**JULIE D HELLSTROM**  
License #67233  
My Commission Expires  
October 9, 2026

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Burlington Acreage Property:

Recording No: Volume 1, Page 49

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 27-79:

Recording No: 7904090017

3. Covenants, conditions, restrictions and easements 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 17, 1979  
Recording No.: 7905170079

said instrument is a re-recording under recording number 7905080044

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.
6. 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

**EXHIBIT "A"**

Exceptions  
(continued)

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."

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 May 23, 2024

between David A. Olson ("Buyer")  
Buyer Buyer  
and Marie M Biladeau ("Seller")  
Seller Seller  
concerning 19896 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.

Authorized  
David A. Olson 05/24/2024  
Buyer Date

Authorized  
Marie M Biladeau 05/24/24  
Seller Date

Buyer Date

Marie M. Biladeau 6-18-24  
Seller Date