

**When recorded return to:**  
Kenneth Jans and Victoria Jans  
7947 Slate Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-1371  
Mar 31 2021  
Amount Paid \$6005.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046876

**CHICAGO TITLE**  
020046876

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mark W. Coulter, Personal Representative of the Estate of Beverly J. Coulter  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Kenneth Jans and Victoria Jans, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 25, UMBARGER TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF  
PLATS, PAGES 107 AND 108, 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): P72864 / 4095-000-025-0009

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 26, 2021

Estate of Beverly J. Coulter

BY: *Mark W. Coulter*  
Mark W. Coulter  
Personal Representative

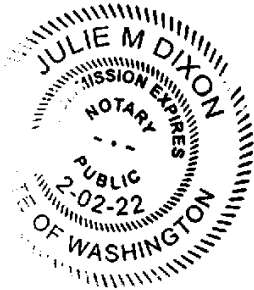
State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that Mark W. Coulter

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Beverly J Coulter to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/30/2021

*Julie M Dixon*  
Name: Julie M Dixon  
Notary Public in and for the State of WA  
Residing at: Carnado Island  
My appointment expires: 2/2/2022



**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 Umbarger Tracts, recorded in Volume 9 of Plats, Pages 107 and 108:

Recording No: 744619

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, 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 in the document

Recording Date: October 29, 1970  
Recording No: 745241

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

5. Assessments, if any, levied by City of Burlington.
6. City, county or local improvement district assessments, if any.