

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242789

Nov 01 2024

Amount Paid \$2005.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**When recorded return to:**  
Paul Houvener and Gale Houvener  
45906 Benjamin Street  
Concrete, WA 98237

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

Chicago Title  
620057578

Escrow No.: 620057578

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Clayton William Olson, as Personal Representative of The Estate of Carolyn Cowan

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

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

LOTS 5, 6, AND 7, BLOCK 4, CROFOOT'S FIRST ADDITION TO CONCRETE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 88, 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): P70769 / 4058-004-007-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 23, 2024

The Estate of Carolyn Cowan

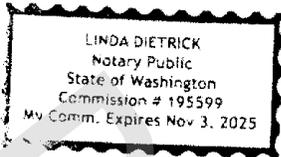
BY: Clayton William Olson  
Clayton William Olson Personal Representative  
Personal Representative Personal Representative

State of WA

County of SKagit

This record was acknowledged before me on 10/31/24 by Clayton William Olson as Personal Representative of The Estate of Carolyn Cowan.

Linda Dietrick  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 11/03/2025



**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 Crofoot's First Addition to the Town of Concrete:

Recording No: 81040

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