202605180044
05/18/2026 10:46 AM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

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When recorded return to:

Ryan M. Bahr and Jessie M. Bahr
15619 85th Avenue Northwest
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261466
May 18 2026
Amount Paid $10007.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 26-25836

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charlene Janz and Gordon Janz, as their interests appear of record, 4591 Canna Drive, Las Vegas, NV 89122,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Ryan M. Bahr and Jessie M. Bahr, a married couple

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

Lot 27, PLAT OF FOREST PARK ESTATES, as per plat recorded on February 11, 2009, under Auditor's File No. 200902110084, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P128297/4980-000-027-0000

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Dated: 05-08-26

Charlene Janz

Gordon W. Janz

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 8 day of May, 2026, by Charlene Janz and Gordon W Janz.

Signature

Notary
Title

My commission expires: 6/19/29

Kelli A. Mayo
Notary Public
State of Washington
My Appointment Expires 6/19/2029
Commission Number 49186

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EXHIBIT B

26-25836-KM

9. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 148894, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

10. Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

11. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
Grantee: State of Washington
Dated: April 2, 1987; Recorded: April 20, 1987; Auditor's No: 8704200015; Purpose: Hauling forest products
Area Affected: A 30 foot wide strip running in a Northerly/Southerly direction through the subject property as delineated on map attached to said document

12. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:
From: Georgia-Pacific Corporation, a Georgia corporation
Recorded: July 5, 1990
Auditor's No: 9007050098
As Follows: SUBJECT TO and including all matters of record; any visible or apparent roadways, easements and rights-of-way over or across the real property which do not appear of record.
This instrument does not guarantee that any particular use may be made for the property described in the instrument. A buyer should check with the appropriate City or County Planning Department to verify approved uses.

13. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:
Short Plat No.: 91-099
Recorded: May 28, 1993
Auditor's No: 9305280027

14. Regulatory notice/agreement regarding Road Variance PL98-0105 that may include covenants, conditions and restrictions affecting the subject property, recorded August 26, 1998 as Auditor's File No. 9808260025 .
Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

15. Regulatory notice/agreement regarding Variance Permit VA 98-0105 that may include covenants, conditions and restrictions affecting the subject property, recorded August 11, 1998 as Auditor's File No. 9808110003 .
Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

16. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS NEAR PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY.
Executed By: Louis H. Requa
Recorded: August 23, 2002
Auditor's No: 200208230147
Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

17. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: July 6, 2006
Recorded: July 17, 2006
Auditor's No.: 200607170156
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of subject property

18. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named FOREST PARK ESTATES recorded February 11, 2009 as Auditor's File No. 200902110084.

19. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Forest Park Estates, LLC, recorded February 11, 2009 as Auditor's File No. 200902110087.

20. Lot certification, including the terms and conditions thereof, recorded February 11, 2009 as Auditor's File No. 200902110085. Reference to the record being made for full particulars. The company makes no determination as to its affects.

21. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded February 11, 2009 as Auditor's File No. 200902110086

22. Regulatory notice/agreement regarding Proof of Mitigated Water Supply (New User) that may include covenants, conditions and restrictions affecting the subject property, recorded on April 8, 2021 as Auditor's File No. 202104080184 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

23. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Discslosure that may include covenants, conditions and restrictions affecting the subject property, recorded on September 19, 2024 as Auditor's File No. 202409190024 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

24. Any tax, fee, assessments or charges as may be levied by Forest Park Estate Homeowners Association.

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