

When recorded return to:

Tyler Houtsma and Cameron Houtsma
1516 North 43rd Place
Mount Vernon, WA 98273SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262308

Jul 21 2026

Amount Paid \$10968.20

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEEDTHE GRANTOR(S) ~~Scott Coleman, Personal Representative~~ ^{Sole Heir and devisee} of Estate of Steven L Coleman, ,for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Tyler Houtsma and Cameron Houtsma, husband and wife

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.Abbreviated legal description: Property 1:
Lot 14, PLAT OF SPINNAKER COVE DIVISION 2This 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): P122911

Dated: 15 July 2026

Estate of Steven L Coleman

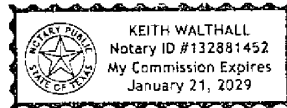
By: [Signature]
Scott Coleman, Personal Representative

STATE OF ~~WASHINGTON~~ TEXAS
COUNTY OF ~~SKAGIT~~ HAYS

This record was acknowledged before me on this 15 day of July, 2026, by Scott Coleman, Personal Representative of Estate of Steven L Coleman.


Signature

Notary public
Title



My commission expires: 1/21/2029

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1516 North 43rd Place, Mount Vernon, WA 98273

Tax Parcel Number(s): P122911

Property Description:

Lot 14, PLAT OF SPINNAKER COVE DIVISION 2, as per plat recorded as Auditor's File No. 200505180106, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 26-26547-KH

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EXHIBIT B

26-26547-KH

9. Provisions in the nature of covenants pertaining to wetlands contained in Deed recorded September 10, 1991 under Auditor's File No. 9109100095.

Said Deed is a re-recording of Auditor's File No. 9001300138.

10. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated September 30, 1991, recorded October 11, 1991, as Auditor's File No. 910110103.

11. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated January 3, 2005, recorded January 10, 2005, as Auditor's File No. 200501100130.

12. 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 Spinnaker Cove Division 2 recorded May 18, 2005, as Auditor's File No. 200505180106.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

13. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Robert E. Emmons and Eula O. Emmons, dated May 2, 2005, recorded May 18, 2005, as Auditor's File No. 200505180107.

14. Any tax, fee, assessments or charges as may be levied by Homeowners Association of Spinnaker Cove.