202607210064
07/21/2026 03:22 PM Pages: 1 of 5 Fees: $307.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Caroline Wanjiru Njenga
8222 16th Street Southeast
Lake Stevens, WA 98258

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262312
Jul 21 2026
Amount Paid $11146.20
Skagit County Treasurer
By Lena Thompson Deputy

OLD REPUBLIC TITLE LTD
5219-2026-190066

STATUTORY WARRANTY DEED

THE GRANTOR(S)

KMK Investments LLC, a Washington Limited Liability Company,

for and in consideration of $10.00 and other good and valuable consideration

in hand paid, conveys and warrants to Caroline Wanjiru Njenga, a single woman

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

See Exhibit "A" attached hereto and made a part hereof

Abbreviated Legal: Lot 8, Country Club Addition No. 5, Volume 11, pages 32 and 33, Skagit County, Washington

Tax Parcel Number(s): P79335

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Dated: 7/20/26

KMK Investments LLC, a Washington Limited Liability Company

By: _____
Travis W. Coulter, Manager

By: _____
Kelly Coulter, Manager

STATE OF WASHINGTON
COUNTY OF ~~SNOHOMISH~~ Skagit

This record was acknowledged before me on this 20 day of July, 2026, by Travis W. Coulter, Manager of KMK Investments LLC and Kelly K. Coulter of KMK Investments LLC.

_____
(Signature of notary public)
Stamp

_____
(Title of office)

CAPRISE WALKER
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 20118436
My Commission Expires 10-15-2028

My commission expires:

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EXHIBIT A

Lot 8, Country Club Addition No. 5, as per plat recorded in Volume 11 of Plats, pages 32 and 33, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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EXHIBIT B

Subject To

1. An easement affecting that portion of the land and for the purposes stated herein and incidental purposes as provided in the following:

Granted to: Public Utility District No. 1 of Skagit County, Washington
For: Pipe line
Recorded: on October 5, 1967 as Instrument #705293 in the official records
Affects: Portion of said premises

2. Covenants, conditions, restrictions, easements, provisions, dedications, and matters delineated on the face of or disclosed by Country Club Addition No. 5, recorded as Instrument #827765 in the official records. Refer to the plat for full particulars.

3. Covenants, Conditions and Restrictions, but omitting any covenants or restrictions if any, based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955 of the Government Code, or ancestry, unless and only to the extent that the covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument

Recorded: on December 23, 1975 as Instrument #827767 in the official records

Modification thereof, but omitting any covenants or restrictions if any, based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955 of the Government Code, or ancestry, unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument

Recorded: on May 5, 1977 as Instrument #855948 in the official records

Resignation and Appointment of Successor Members to the Architectural Control Commitment recorded under Recording No. 9212150052

4. 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."

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