

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20263425

Oct 15 2026

Amount Paid \$8494.00  
Skagit County Treasurer  
By Lena Thompson Deputy

When recorded return to:  
Luke R Solvang  
1425 Broad St  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Chicago Title  
620063550

Escrow No.: 620063550

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James A. Coffman, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Luke R Solvang, an unmarried person and Owen L Solvang, an  
unmarried person

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: (Required if full legal not inserted above.)

PTN TRACT 1, SKAGIT HOME ADDN TO MOUNT VERNON, TGW LT 1, BLK 1, HOME ADDN  
TO MT. VERNON

Tax Parcel Number(s): P53245 / 3731-001-001-0007, P54228 / 3756-000-001-0009

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 10-13-2026

James A. Coffman by Aaron J. Coffman as attorney in fact  
James A. Coffman, by Aaron J. Coffman as attorney in fact

State of WA  
County of KingThis record was acknowledged before me on 10-13-2026 by Aaron J. Coffman as Attorney in Fact of James A. Coffman.

(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 8-20-2028

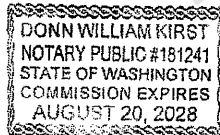


**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P53245 / 3731-001-001-0007 and P54228 / 3756-000-001-0009

THAT PORTION OF TRACT 1, SKAGIT ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND TOGETHER WITH THAT PORTION OF LOT 1, BLOCK 1, HOME ADDITION TO MT. VERNON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 95, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE SOUTH LINE OF LOT 3 IN BLOCK 1 OF SAID PLAT OF HOME ADDITION TO MT. VERNON, WHICH IS 16.32 FEET WEST OF THE SOUTHEAST CORNER THEREOF;  
THENCE EAST A DISTANCE OF 91.5 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE EAST A DISTANCE OF 91.5 FEET, MORE OR LESS, TO THE WEST LINE OF FIFTEENTH STREET AS ESTABLISHED IN THE CITY OF MOUNT VERNON;  
THENCE NORTH A DISTANCE OF 118.76 FEET;  
THENCE WEST A DISTANCE OF 91.38 FEET;  
THENCE SOUTH TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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 Home Addition to Mt. Vernon Wash.:

Recording No: 83737

2. 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 Skagit Addition to Mount Vernon:

Recording No: 395135

3. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: February 27, 1952

Recording No.: 472088

4. Temporary Construction Easement and the terms and conditions thereof:

Recording Date: October 2, 2007

Recording No.: 200710020028

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Mt Vernon.
7. City, county or local improvement district assessments, if any.
8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration

**EXHIBIT "B"**

Exceptions  
(continued)

of the terms.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 09/15/26  
between Luke R Solvang Owen L Solvang ("Buyer")  
Buyer Buyer  
and James A Coffman ("Seller")  
Seller Seller  
concerning 1425 Broad St Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated  
Luke R Solvang 09/15/26  
Buyer Date  
Authenticated  
Owen L Solvang 09/15/26  
Buyer Date

James A Coffman 8-22-26  
Seller Date  
\_\_\_\_\_  
Seller Date