

**When recorded return to:**

Jason Brandin and Holly Coulson and Sydney  
Wilder  
18180 Moores Garden Rd  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251073

Apr 11 2025

Amount Paid \$7765.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

GNW 25-22660

**STATUTORY WARRANTY DEED**

**Order No.:** NXPS-0557420

THE GRANTOR(S)

**The Estate of George Emmett Fowler**

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys, and warrants to

**Jason Brandin, an unmarried person and Holly Coulson, an unmarried person and Sydney  
Wilder, an unmarried person**

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

**Lot 29, MOORES' GARDEN PLAT, according to the plat thereof, recorded in Volume 7 of plats,  
page 10, records of Skagit County, Washington.**

**Situate in Skagit County, Washington.**

Abbreviated Legal: **Lot 29, MOORES' GARDEN PLAT**

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): **P67565**

Dated: 10<sup>th</sup> day of April, 2025

The Estate of George Emmett Fowler

Robert Norris, Personal Representative  
By: Robert Norris, as Personal Representative

STATE OF: WACOUNTY OF: Skagit

On this day personally appeared before me **Robert Norris, as Personal Representative of the Estate of George Emmett Fowler**, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

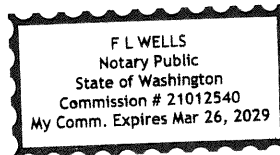
Given under my hand and seal of office this 10 day of April,  
20 25.

[Signature], Notary Public

Notary Public residing at: Mount Vernon, WA

Printed Name: F. L. WELLS

My Commission Expires: 03/26/2029



**Subject to - Deed Exception(s):**

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

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 MOORES GARDEN PLAT recorded on April 14, 1953 as Auditor's File No. 487077.

Covenants, conditions, assessments, restrictions and easements 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: ~ July 23, 1954 Recording No.: 504323

Lot of Record Certification, including the terms, covenants and provisions thereof; Recording Date: March 31, 2008 Recording No.: 200803310170

Title Notification---Special Flood Hazard Area Recording Date: October 9, 2015 Recording No.: 201510090099

Reasonable Use Exception Determination Recording Date: November 10, 2015 Recording No.: 201511100019

Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on December 1, 2015 as Auditor's File No. 201512010087 .

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.

Terms and conditions of Agreement for Easement in Gross recorded on September 8, 2016 as Auditor's File No. 201609080065.

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 SURVEY recorded on December 2, 2016 as Auditor's File No. 201612020114.

Regulatory notice/agreement regarding TITLE NOTIFICATION - WAIVER OF SETBACKS that may include covenants, conditions and restrictions affecting the subject property, recorded on December 7, 2016 as Auditor's File No. 201612070063 .

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.



SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
01/29/2024

**Estate of GEORGE EMMETT  
FOWLER:**

No. 24-4-00053-29

LETTERS TESTAMENTARY

**I. BASIS**

- 1.1 The last will of GEORGE EMMETT FOWLER late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on January 26, 2024.
- 1.2 In that will ROBERT NORRIS is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT ROBERT NORRIS is authorized by this court to execute the will of the above decedent according to law.

DATED 01/29/2024.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Deanna Malchok, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON |  
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on January 26, 2024.

I further certify that these letters are now in full force and effect.

DATED:

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY \_\_\_\_\_  
Deputy Clerk