

PROPERTY PROFILE



PARCEL INFORMATION

Parcel: **R03224-047-4680**
Site Address: 868 West Beach Rd
Coupeville WA 98239
Owner: Flack, Kyle
Mueller, Paige
892 W Beach Rd
Coupeville WA 98239
Twn/Range/Section: 32N / 01W / 24
Parcel Size: 23.23 Acres (1,011,899 SqFt)
Plat/Subdivision:
Lot:
Block:
Census Tract/Block: 971000 / 3026
Waterfront:
Waterfront Access Rights: CntyInd1
Frontage Feet:
Levy Code: 332
Levy Rate: 6.2353 (2025)
Total Value: \$23,639.00 (2025)
Total Land Value: \$17,079.00
Total Impr Value: \$6,560.00
Taxable Value: \$388,849.00

TAX INFORMATION

Tax Year	Annual Tax
2025	\$260.61
2024	\$290.81
2023	\$305.36

LEGAL

IN SE SE DESC: BG SECR SEC 24 N1*E ALG ELN 941.22' TP LY S1*W386.60'
FR NECR SD SE SE SD PT ON SLN OF R03224-115-4700 DESC
AF#85004102 N88*W ALG SD SLN & WLY EXT 1321.55' M/L TO WLN SD
SE SE S1*W ALG SD WLN 941.22' M/L TO SLN SEC 24 S88*E ALG SD SLN
1322.

LAND

Land Use: 83 - Agriculture Classified Under Open Space Law RCW 84.34	Zoning: RA - Rural Lands	Map Grid:
Sewer:	View:	Water:
Watershed: 1711001901 - Whidbey Island	Neighborhood: 2	Recreation:
School District: Coupeville	Primary School: Coupeville Elementary School	Middle School: Coupeville Middle School
High School: Coupeville High School		

IMPROVEMENT

Year Built: 2014	Total Units: 1	Building Name:
Stories: 1	Bedrooms: 3	Bathrooms: 2
Full Baths:	3/4 Baths:	Half Baths:
Fin SqFt: 1,665	Bsmt Fin/Unfin:	Basement Desc:
Buildings: 1	Condition: AVERAGE	Fireplace: 1
Garage SqFt: 357	Carport SqFt:	Heat:
Deck SqFt:	Porch SqFt:	Patio SqFt:

TRANSFER HISTORY

Loan Date: 05/01/2025

Loan Amt: \$155,000.00

Doc Num: 4585188

Doc Type: Stand Alone
Mortgage

Loan Type:

Finance Type: New Conv

Lender: STEWARD LENDING LLC

Loan Date: 02/27/2023

Loan Amt:

Doc Num: 4557156

Doc Type: Quit Claim Deed
(non-arm's
length)

Loan Type:

Finance Type:

Lender:

Rec. Date: 10/20/2017

Sale Price:

Doc Num: 4432458

Doc Type: Personal
Representatives
Deed

Owner: Frank Mueller

Grantor: BELL GERALD

Orig. Loan Amt:

Title Co: NONE LISTED ON DOCUMENT

Finance Type:

Loan Type:

Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

PROPERTY PROFILE



PARCEL INFORMATION

Parcel: **R03224-115-4700**
Site Address: 886 West Beach Rd
Coupeville WA 98239
Owner: Flack, Kyle
Mueller, Paige
892 W Beach Rd
Coupeville WA 98239
Twn/Range/Section: 32N / 01W / 24
Parcel Size: 11.26 Acres (490,486 SqFt)
Plat/Subdivision:
Lot:
Block:
Census Tract/Block: 971000 / 3026
Waterfront:
Waterfront Access Rights: CntyInd1
Frontage Feet:
Levy Code: 332
Levy Rate: 6.2353 (2025)
Total Value: \$877,883.00 (2025)
Total Land Value: \$272,781.00
Total Impr Value: \$605,102.00
Taxable Value: \$1,001,564.00

TAX INFORMATION

Tax Year	Annual Tax
2025	\$3,585.72
2024	\$4,075.66
2023	\$4,154.55

LEGAL

IN SE SE: BG NECR OF SE SE S1*W (DEED S) ALG ELN 386.60' N88*W (DEED W) PARA/W NLN 1301.55' (DEED 1320' M/L) TO ELN OF W20' SD SE SE SD ELN E R/W LN CO RD N1*E (DEED N) ALG SD ELN 218' S88*E (DEED E) 225' N1*E (DEED N) 110' N88*W (DEED W) 225' TO E R/W LN

LAND

Land Use: 83 - Agriculture Classified Under Open Space Law RCW 84.34	Zoning: RA - Rural Lands	Map Grid:
Sewer:	View:	Water:
Watershed: 1711001901 - Whidbey Island	Neighborhood: 2	Recreation:
School District: Coupeville	Primary School: Coupeville Elementary School	Middle School: Coupeville Middle School
High School: Coupeville High School		

IMPROVEMENT

Year Built: 1900 (1975)	Total Units: 1	Building Name:
Stories: 1	Bedrooms: 2	Bathrooms: 2
Full Baths:	3/4 Baths:	Half Baths:
Fin SqFt: 468	Bsmt Fin/Unfin:	Basement Desc:
Buildings: 2	Condition: AVERAGE	Fireplace:
Garage SqFt: 480	Carport SqFt:	Heat:
Deck SqFt:	Porch SqFt:	Patio SqFt:

TRANSFER HISTORY

Loan Date: 05/01/2025

Loan Amt: \$155,000.00

Doc Num: 4585188

Doc Type: Stand Alone
Mortgage

Loan Type:

Finance Type: New Conv

Lender: STEWARD LENDING LLC

Rec. Date: 10/20/2017

Sale Price:

Doc Num: 4432458

Doc Type: Personal
Representatives
Deed

Owner: Frank Mueller

Grantor: BELL GERALD A

Orig. Loan Amt:

Title Co: NONE LISTED ON DOCUMENT

Finance Type:

Loan Type:

Lender:

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PROPERTY PROFILE



PARCEL INFORMATION

Parcel: **R03224-177-4700**
Site Address: WA 98239
Owner: Flack, Kyle
Mueller, Paige
892 W Beach Rd
Coupeville WA 98239
Twn/Range/Section: 32N / 01W / 24
Parcel Size: 24.46 Acres (1,065,478 SqFt)
Plat/Subdivision:
Lot:
Block:
Census Tract/Block: 971000 / 3026
Waterfront:
Waterfront Access Rights: CntyInd1
Frontage Feet:
Levy Code: 339
Levy Rate: 5.6877 (2025)
Total Value: \$18,003.00 (2025)
Total Land Value: \$18,003.00
Total Impr Value:
Taxable Value: \$381,170.00

TAX INFORMATION

Tax Year	Annual Tax
2025	\$138.16
2024	\$153.15
2023	\$159.56

LEGAL

IN NE SE: BG PT 495'S OF NECR NESE W1320' S825' E1320' N825'TPB FR
107-466 EX S30'OF W530'OF NE SE EX CO RD EX PT TO IS CO AF#4092989

LAND

Land Use: 83 - Agriculture Classified Under Open Space Law RCW 84.34	Zoning: RA - Rural Lands	Map Grid:
Sewer: Watershed: 1711001901 - Whidbey Island	View: Neighborhood: 2	Water: Recreation:
School District: Coupeville	Primary School: Coupeville Elementary School	Middle School: Coupeville Middle School
High School: Coupeville High School		

IMPROVEMENT

Year Built:	Total Units:	Building Name:
Stories:	Bedrooms:	Bathrooms:
Full Baths:	3/4 Baths:	Half Baths:
Fin SqFt:	Bsmt Fin/Unfin:	Basement Desc:
Buildings:	Condition:	Fireplace:
Garage SqFt:	Carport SqFt:	Heat:
Deck SqFt:	Porch SqFt:	Patio SqFt:

TRANSFER HISTORY

Loan Date: 05/01/2025

Loan Amt: \$155,000.00

Doc Num: 4585188

Doc Type: Stand Alone
Mortgage

Loan Type:

Finance Type: New Conv

Lender: STEWARD LENDING LLC

Loan Date: 02/27/2023

Loan Amt:

Doc Num: 4557156

Doc Type: Quit Claim Deed
(non-arm's
length)

Loan Type:

Finance Type:

Lender:

Rec. Date: 10/20/2017

Sale Price:

Doc Num: 4432458

Doc Type: Personal
Representatives
Deed

Owner: Frank Mueller

Grantor: BELL LAVONNE

Orig. Loan Amt:

Title Co:

Finance Type:

Loan Type:

Lender:

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PROPERTY PROFILE



PARCEL INFORMATION

Parcel: **R13219-259-0460**
Site Address: WA 98239
Owner: Flack, Kyle
Mueller, Paige
892 W Beach Rd
Coupeville WA 98239
Twn/Range/Section: 32N / 01E / 60
Parcel Size: 24.84 Acres (1,081,865 SqFt)
Plat/Subdivision:
Lot:
Block:
Census Tract/Block: 971000 / 3026
Waterfront:
Waterfront Access Rights: CntyInd1
Frontage Feet:
Levy Code: 419
Levy Rate: 5.4323 (2025)
Total Value: \$6,072.00 (2025)
Total Land Value: \$6,072.00
Total Impr Value:
Taxable Value: \$329,866.00

TAX INFORMATION

Tax Year	Annual Tax
2025	\$68.73
2024	\$73.34
2023	\$75.36

LEGAL

14 POWERS DC - BG SW CR SD DC N2002.6' TPB E893' N TO SLN LOWERY TR W TO WLN SD DC S1219.3' TPB

LAND

Land Use: 83 - Agriculture Classified Under Open Space Law RCW 84.34	Zoning: RA - Rural Lands	Map Grid:
Sewer: Watershed: 1711001901 - Whidbey Island	View: Neighborhood: 2	Water: Recreation:
School District: Coupeville	Primary School: Olympic View Elem	Middle School: North Whidbey Middle School
High School: Oak Harbor High School		

IMPROVEMENT

Year Built:	Total Units:	Building Name:
Stories:	Bedrooms:	Bathrooms:
Full Baths:	3/4 Baths:	Half Baths:
Fin SqFt:	Bsmt Fin/Unfin:	Basement Desc:
Buildings:	Condition:	Fireplace:
Garage SqFt:	Carport SqFt:	Heat:
Deck SqFt:	Porch SqFt:	Patio SqFt:

TRANSFER HISTORY

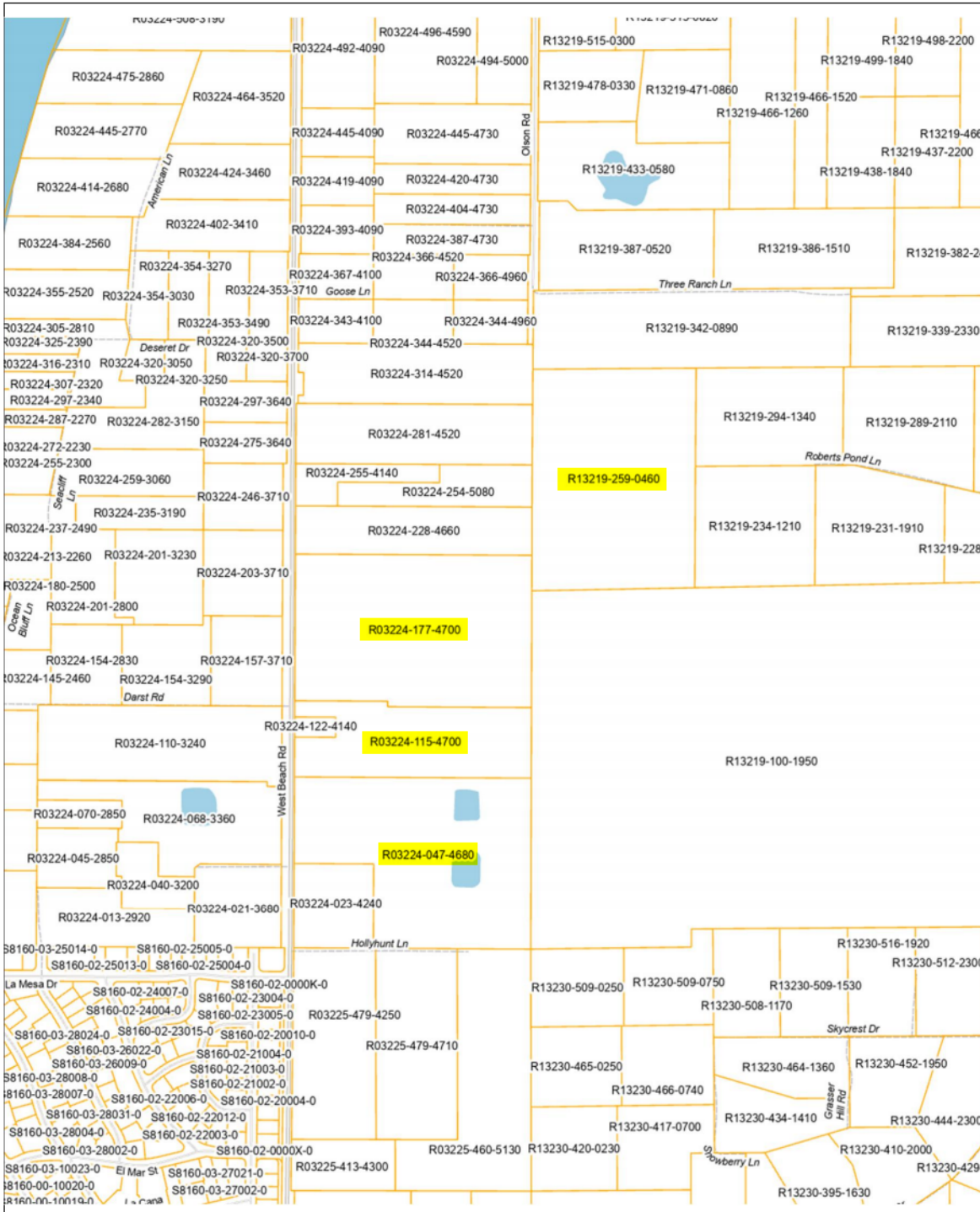
Rec. Date: 06/01/2023	Sale Price:	Doc Num: 4560533	Doc Type: Warranty Deed
Owner: Kyle Flack		Grantor: SHERMAN VINCENT R	
Orig. Loan Amt:		Title Co: PREMIER TITLE	
Finance Type:	Loan Type:	Lender:	

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Land Title and Escrow of Island and Skagit Counties

This sketch is a courtesy of Land Title and Escrow of Island County to assist in locating the premises. It is not based on a survey, and the company assumes no liability for variations, if any, in dimensions and locations. This map does not purport to show all highways, roads or easements affecting the property, and does not constitute a part of any commitment or policy of title insurance.





WHEN RECORDED RETURN TO:

Kyle Flack and Paige Mueller
892 W Beach Rd.
Coupeville, WA 98239

STC-47363

Escrow Number: 01348-47363

Filed for Record at Request of: *Premier Title of Island County*

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Vincent R. Sherman**, an **unmarried individual** for and in consideration of Ten Dollars and Other Valuable Consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to **Kyle Flack and Paige Mueller**, a **married couple** the following described real estate, situated in the County of Island, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

AGRICULTURAL AND FORESTRY PROTECTION DISCLOSURE. Island County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including, but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during a 24 hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments and pesticides. If conducted in compliance with local, state and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Island County Code and shall not be subject to legal action as a public nuisance.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. I.B. Powers DLC in Sec. 19, T32N, R1E, WM

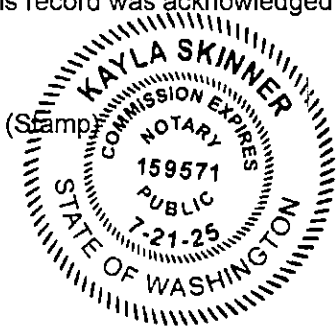
Tax Parcel Number(s): R13219-259-0460 and 22273

Dated: May 25, 2023

Vincent R. Sherman
Vincent R. Sherman

State of Washington
County of Island

This record was acknowledged before me on 25 day of May, 2023 by Vincent R. Sherman.



Kayla Skinner
Printed name: KAYLA SKINNER
Notary Public NOTARY PUBLIC 159571
My commission expires: MY APPOINTMENT EXPIRES: 7-21-25

EXHIBIT "A"
LEGAL DESCRIPTION

The West 893 feet of I.B. Powers Donation Land Claim in Section 19, Township 32 North, Range 1 East of the Willamette Meridian described as follows:

That portion of the I.B. Powers Donation Land Claim in Section 19 lying South of the South line of that certain property conveyed to Laura Ann Hesselgrave by deed recorded on September 8, 2003 under Auditor's File No. 4074041, West of the West line of Lots 3 and 4 of that certain Survey recorded in Volume 11 of Surveys, pages 485 and 486 recorded on March 22, 2002 under Auditor's File No. 4014607, and North of the North line of that certain property conveyed to Arnold Acres LLC, a Washington limited liability company by deed recorded on July 2, 2012 under Auditor's File No. 4318294.

TOGETHER WITH a non-exclusive Easement for ingress, egress and utilities as set out in instrument recorded on November 14, 1974 under Auditor's File No. 278592.

Situate in the County of Island, State of Washington.



State of Washington

Rev. 134AFD8

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

See Exhibit A

This instrument was prepared by:

Frank Mueller
892 W Beach Rd
Coupeville, WA 98239

After recording, mail document
and tax statements to:
Paige Mueller, Kyle Flack

886 W Beach Rd
Coupeville, WA 98239
R03224-115-4700 R03224-047-4680 R03224-177-4700

For Full Legal See Exhibit A
SEC 24 TWR 32 RLG 1W **QUITCLAIM DEED**

This Quitclaim Deed (the "Deed") is made effective this 27 day of February, 2023 (the "Effective Date") between Frank Mueller, Renee Mueller (the "Grantor"), a married couple whose mailing address is 892 W Beach Rd, Coupeville, WA 98239, and Paige Mueller, Kyle Flack (the "Grantee"), a married couple) whose mailing address is 886 W Beach Rd, Coupeville, WA 98239.

WITNESSETH, that the Grantor, for and in consideration of the sum of 0 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in an unincorporated area in Island County, Washington, and more particularly described as follows:..

R03224-117-4700
R03224-115-4700
R03224-047-4680

The Property will be held as tenancy by the entirety.

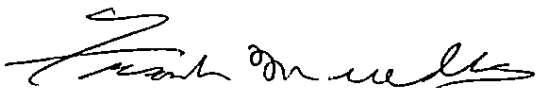
SUBJECT to the following:

The Property is not homestead of the Grantor.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

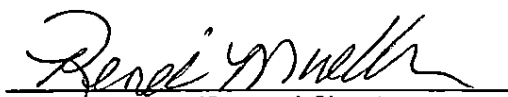
Grantor declares that the transfer is exempt from any documentary transfer taxes.

EXECUTED this 02/27/2023.




Grantor (Spouse) Signature

Frank Mueller
Grantor (Spouse) Name



Grantor (Spouse) Signature

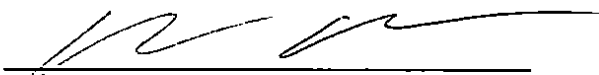
Renee Mueller
Grantor (Spouse) Name



Grantee (Spouse) Signature

Paige Mueller
Grantee (Spouse) Name

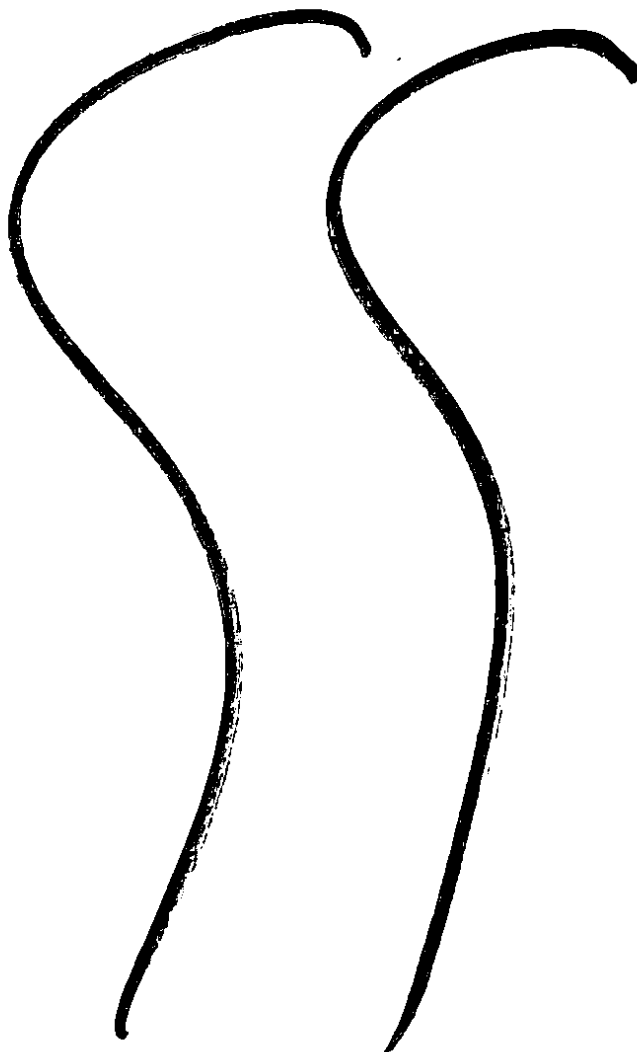
~~Kyle Flack~~



Grantee (Spouse) Signature

Kyle Flock

Grantee (Spouse) Name



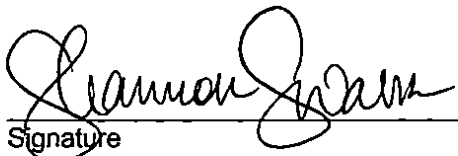
ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF WASHINGTON.

COUNTY OF ISLAND.

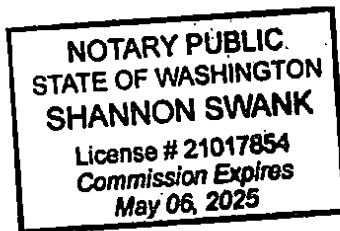
On this day, personally appeared before me by means of physical presence, the Grantor and the Grantee, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on February 27, 2023.



Signature

Shannon Swank
Notary Public



My Commission Expires: ~~02/31/2023~~
05/06/2025

EXHIBIT "A"

Legal Description:

Parcel R03224-177-4700

That portion of the Northeast Quarter of the Southeast Quarter of Section 24, Township 32 North, Range 1 West of the Willamette Meridian, Island County, Washington, described as follows:

Beginning at a point on the East line of said Northeast quarter of the Southeast quarter of Section 24 lying South 01° 40' 17" West (deed, South) 495.00 feet from the Northeast corner thereof;

thence North 88° 07' 19" West (deed, West) parallel with the North line of said Northeast quarter of the Southeast quarter of Section 24, a distance of 1,320.83 feet (deed, 1320 feet) to the West line of said Northeast quarter of the Southeast quarter of Section 24;

thence South 01° 42' 19" West (deed, South) along said West line, a distance of 832.82 feet (deed, 825 feet) to the South line of said Northeast quarter of the Southeast quarter of Section 24;

thence South 88° 07' 19" East (deed, East) along said South line, a distance of 1,321.32 feet (deed 1320 feet) to the East line of said Northeast quarter of the Southeast quarter of Section 24;

thence North 01° 40' 17" East (deed, North) along said East line, a distance of 832.82 feet (deed 825 feet) to the Point of Beginning;

Except the South 30.00 feet of the West 530.00 feet of said Northeast quarter of the Southeast quarter of Section 24m, Township 32 North, Range 1 West of the Willamette Meridian;

Except County Road known as West Beach Road, along the West 20.00 feet thereof, as deeded to Island County by deed recorded November 18, 1912, under Auditor's file number 11281, records of Island County, Washington.

(Exhibit "A" - Legal Description continued)

Parcel R03224-115-4700

That portion of the Southeast Quarter of the Southeast Quarter of Section 24, Township 32 North, Range 1 West of the Willamette Meridian, Island County, Washington, described as follows:

Beginning at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 24, Township 32 North, Range 1 West of the Willamette Meridian;

thence South 01° 40' 17" West (deed, South) along the East line thereof, a distance of 386.60 feet;
thence North 88° 07' 19" West (deed, West), parallel with the North line thereof, a distance of 1,301.55 feet (deed, 1320 feet, more or less) to the East line of the West 20.00 feet of aforesaid Southeast quarter of the Southeast quarter of Section 24, said East line being the East right-of-way margin of the County Road known as West Beach Road as described in that deed recorded November 18, 1912, under Auditor's file no. 11281, records of Island County, Washington;

thence North 01° 42' 19" East (deed, North) along said East margin, a distance of 218.00 feet;

thence South 88° 07' 19" East (deed, East) 225.00 feet;

thence North 01° 42' 19" East (deed, North) 110.00 feet;

thence North 88° 07' 19" West (deed, West) 225.00 feet to the East right-of-way margin of the County Road known as West Beach Road as described in that deed recorded November 18, 1912;

thence North 01° 42' 19" East (deed, North) to the North line of said Southeast quarter of the Southeast quarter;

thence South 88° 07' 19" East (deed, East) 1,310 feet more or less to the True Point of Beginning.

Together with the South 30.00 feet of the West 530.00 feet of the Northeast quarter of the Southeast quarter of said Section 24, Township 32 North, Range 1 West of the Willamette Meridian, Island County, Washington.

Except County Road right-of-way as described in those deeds recorded under Auditor's file number 4092987 and 4092988, records of Island County, Washington.

Except County Road right-of-way as described in that deed recorded November 18, 1912, under Auditor's file number 11281, records of Island County, Washington.

QUIT CLAIM DEED – PAGE 3

(Exhibit "A" - Legal Description continued)

Parcel R03224-047-4680

That portion of the Southeast quarter of the Southeast quarter of Section 24, Township 32 North, Range 1 West of the Willamette Meridian, Island County, Washington, described as follows:

Beginning at the Southeast corner of said Section 24;

thence North 01° 40' 16" East along the East line thereof, a distance of 941.22 feet to a point lying South 01° 40' 16" West 386.60 feet from the Northeast corner of said Southeast quarter of the Southeast quarter of Section 24, said point being on the South line of Island County Parcel R03224-115-4700, as described in that deed recorded April 24, 1985, under Auditor's file number 85004102, records of Island County;

thence North 88° 07' 19" West along said South line and westerly extension thereof, a distance of 1,321.55 feet more or less to the West line of said Southeast quarter of the Southeast quarter of Section 24;

thence South 01° 42' 19" West along said West line, a distance of 941.22 feet more or less to the South line of said Section 24;

thence South 88° 07' 19" East along said South line, a distance of 1,322.11 feet more or less to the Point of Beginning.

Except the South 467 feet of the West 467 feet thereof, as measured respectively along the West and South lines.

Except County Road right-of-way as described in that deed recorded under Auditor's file number 4092986, records of Island County, Washington.

Except County Road right-of-way as described in that deed recorded November 18, 1912, under Auditor's file number 11281, records of Island County, Washington.

D2015:B

QUIT CLAIM DEED – PAGE 4