



201212270093

Skagit County Auditor

12/27/2012 Page

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2 2:08PM

When recorded return to:

KEITH HOYER and BRANDI HOYER
3904,3908,3912 STANKUS PL
ANACORTES, WA 98221

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No.: 20012

Title Order No.: 620017592 ✓

THE GRANTOR(S)

HILLCREST DEVELOPMENT, LLC, A Washington Limited Liability Company

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

KEITH HOYER and BRANDI HOYER, Husband and Wife

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

LOTS 1, 2 AND 3, CITY OF ANACORTES SHORT PLAT NO. SP-06-009 AS APPROVED
AUGUST 24, 2007 AND RECORDED SEPTEMBER 5, 2007, UNDER AUDITOR'S FILE NO.
200709050035 RECORDS OF SKAGIT COUNTY, WASHINGTON.; BEING A PORTION OF
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): P33224; P126630; P126631

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: DECEMBER 21, 2012

HILLCREST DEVELOPMENT, LLC, A Washington Limited Liability Company

BY:

TED L. ANSTENSEN, Member

By:

MARY ANSTENSEN, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20124189

DEC 27 2012

Amount Paid \$ 3209.00

Skagit Co. Treasurer

By *mdm* Deputy

STATE OF MONTANA

COUNTY OF CARBON) ss.

I certify that I know or have satisfactory evidence that TED L. ANSTENSEN and MARY ANSTENSEN
are the persons who appeared before me, and said persons acknowledged that they signed this
instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as
the Members of HILLCREST DEVELOPMENT, LLC. to be the free and voluntary act of such parties for
the uses and purposes mentioned in this instrument.

Dated: 24th day of December, 2012.

Jim D. Werner

Notary Public in and for the State of MONTANA
residing at
My Commission Expires:

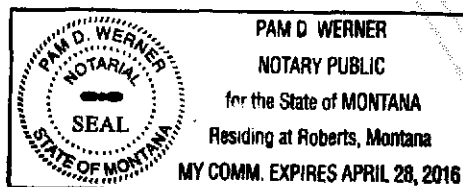


EXHIBIT A

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CITY OF ANACORTES SHORT PLAT SP-06-009:

Recording No: 200709050035

Easement, including the terms and conditions thereof, granted by instrument(s);

Auditor's No(s): 464201, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument(s);

Auditor's No(s): 548988, records of Skagit County, Washington

In favor of: Cascade Natural Gas Corporation

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: December 30, 1991

Auditor's No(s): 9112300159, records of Skagit County, Washington

In favor of: Virginia Lucy Weekly

For: Non-exclusive easement for sewer and water lines

Affects: West 15 feet of Said Plat

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: May 18, 1994

Auditor's No(s): 9405180119, records of Skagit County, Washington

In favor of: Ann Kidder

For: Sewer and water lines

Affects: West 15 feet of Said Plat

Said instrument is a re-recording of instrument (s);

Recorded: December 30, 1991

Auditor's File No(s): 9112300161, records of Skagit County, Washington

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: June 18, 2007

Auditor's No(s): 200706180165, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: September 5, 2007

Auditor's No(s): 200709050036, records of Skagit County, Washington

Executed By: Hillcrest Development LLC

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 5, 2007

Auditor's No(s): 200709050036, records of Skagit County, Washington

Imposed By: Hillcrest Development LLC



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