



201312060132

Skagit County Auditor  
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When recorded return to:

HOYER HOMES LLC  
1801 GROVE STREET, UNIT B  
MARYSVILLE, WA 98270**STATUTORY WARRANTY DEED**

Escrow No.: 20422

Title Order No.: 620020030

**CHICAGO TITLE 620020030**

THE GRANTOR(S)

ROBERT S. SPINOZA and TERESA D. SPINOZA, Husband and Wife

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

HOYER HOMES LLC, A Washington Limited Liability Company

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

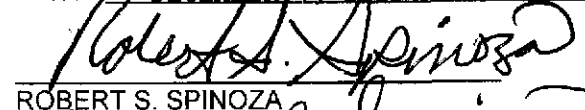
LOT P, FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION, RECORDED IN VOLUME 12 OF SURVEYS, PAGES 147 AND 148, UNDER AUDITOR'S FILE NO. 9204200040, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF BLOCKS 15 THROUGH 32, FIDALGO BAY ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): P60712/3841-017-025-0002

SUBJECT TO: See Exhibit "A" attached hereto.


Dated: DECEMBER 4, 2013

  
 ROBERT S. SPINOZA

  
 TERESA D. SPINOZA
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20134869

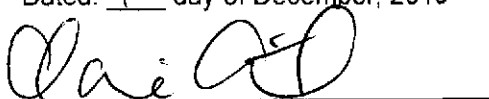
DEC 06 2013

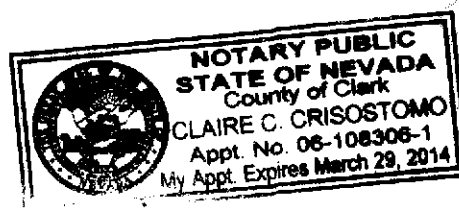
 Amount Paid \$ 1464.<sup>60</sup>  
 Skagit Co. Treasurer  
 By  Deputy

STATE OF Nevada

COUNTY OF Clark ) ss.

I certify that I know or have satisfactory evidence that ROBERT S. SPINOZA and TERESA D. SPINOZA is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4th day of December, 2013


 Notary Public in and for the State of Nevada  
 residing at  
 My Commission Expires: 3/29/2014


## EXHIBIT A

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

Recorded: April 20, 1951

Auditor's No(s): 459750, 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 disclosed in Order Vacating County Road;

Recorded: July 23, 1984

Auditor's No(s): 8407230001, records of Skagit County, Washington

As follows:

... did vote to vacate said rights of way on the express condition that Mr. Miller provide access to timber lands owned by the City of Anacortes. Such access being provided in the form of an easement which was accepted by the City of Anacortes on July 9, 1984.

Public or private easements, if any, lying within vacated roads.

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 Fidalgo Bay Addition to Anacortes Map of Aggregation:

Recording No: 9204200040

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

Recorded: December 20, 1993

Auditor's No(s): 9312200181, 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);

Recorded: October 23, 1996

Auditor's No(s): 9610230048, 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);

Recorded: December 21, 1994

Auditor's No(s): 9412210105, records of Skagit County, Washington

In favor of: City of Anacortes

For: Waterlines

Affects: Roadways delineated on Survey Map of Aggregation

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

Recorded: September 8, 1997

Auditor's No(s): 9709080043, records of Skagit County, Washington

In favor of: John C. Wiegand et ux et al

For: Ingress, egress and utilities

Affects: Right of ways described as Fire Lane and San Juan Hill Road



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Amended by instrument(s):

Recording Date: December 30, 2008  
Recording No: 200812300089

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 26, 1998  
Auditor's No(s): 9806260018, records of Skagit County, Washington  
In favor of: Karl W. Nevitt  
For: Ingress, egress and utilities  
Affects: Right of ways delineated on Map of Aggregation

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: April 22, 1991  
Auditor's No(s): 9104220048, records of Skagit County, Washington  
Executed By: John L. Miller and Margaret K. Miller, husband and wife

Amended by instrument(s):  
Recorded: September 12, 1991; August 27, 1992; November 19, 1993; April 28, 1995; October 24, 1995; July 12, 1996; April 3, 1997; June 25, 2004; December 10, 2010; July 22, 2011 and October 30, 2012  
Auditor's No(s): 9109120049, 9208270046, 9311190025, 9504280099, 9510240136, 9607120100, 9704030052, 200406250107, 201012100104, 201107220084 and 201210300055, records of Skagit County, Washington

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed in instrument

Recorded: April 22, 1991  
Auditor's No.: 9104220048, records of Skagit County, Washington  
Imposed by: Fidalgo Bay Community Association



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