



201407180020

Skagit County Auditor

\$73.00

7/18/2014 Page

1 of

2 10:46AM

When recorded return to:

BRANDON GIL MOATS and DIANE LENORE  
MOATS  
3904 STANKUS PLACE  
ANACORTES, WA 98221

**STATUTORY WARRANTY DEED**

107856-1

GUARDIAN NORTHWEST TITLE CO.

Escrow No.: 20666

Title Order No.: 107856

**THE GRANTOR(S)**

HOYER HOMES, 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

BRANDON GIL MOATS and DIANE LENORE MOATS, Husband and Wife

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

LOT 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.

Tax Parcel Number(s): P126631/350230-3-008-0300

SUBJECT TO: See "Exhibit A" attached hereto and made a part hereof.

Dated: JULY 15, 2014

20142555  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

HOYER HOMES, LLC, A Washington Limited Liability Company

BY: Keith Hoyer  
KEITH HOYER, Member

JUL 18 2014

Amount Paid \$ 7036.<sup>00</sup>  
By VF Skagit Co. Treasurer  
Deputy

STATE OF Washington

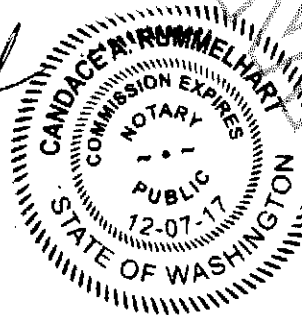
) ss.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that KEITH HOYER is the person who appeared  
before me, and said person acknowledged that he signed this instrument, on oath stated that he was  
authorized to execute the instrument and acknowledged it as the Member of HOYER HOMES, LLC to  
be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 16<sup>th</sup> day of July, 2014.

Candace A. Rummelhart  
CANDACE A. RUMMELHART  
Notary Public in and for the State of Washington  
residing at LAKE STEVENS  
My Commission Expires: 12/07/17



**EXHIBIT "A"**

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat AN-86-004  
Recorded: December 3, 1986  
Auditor's No.: 8612030024

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Ann M. Kidder  
Recorded: December 30, 1991  
Auditor's No. 9112300159  
Purpose: Sewer and water line  
Area Affected: West 15 feet

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Ralph W. Baker and Cheryl A. Baker  
Recorded: May 18, 1994  
Auditor's No. 9405180119  
Purpose: Sewer and water line  
Area Affected: West 20 feet

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: June 11, 2007  
Recorded: June 18, 2007  
Auditor's No.: 200706180165  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Hillcrest Development LLC 7-Lot Short Plat-06-009  
Recorded: September 5, 2007  
Auditor's No.: 200709050035

F. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: September 5, 2007  
Auditor's No.: 200709050036  
Executed By: Hillcrest Development LLC



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