



Skagit County Auditor  
 9/19/2014 Page 1 of 2 \$73.00  
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When recorded return to:

JAMES RANKIN and AMBER RANKIN  
 3912 STANKUS PLACE  
 ANACORTES, WA 98221

# CHICAGO TITLE

## STATUTORY WARRANTY DEED

Escrow No.: 20731  
 Title Order No.: 620022212 ✓

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

JAMES RANKIN and AMBER RANKIN, Husband and Wife

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

LOT 1, 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 NORTHWEST 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): 350230-3-008-0007

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

Dated: SEPTEMBER 11, 2014

HOYER HOMES, LLC, A Washington Limited Liability Company

20143482  
 SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

BY: *Keith Hoyer*  
 KEITH HOYER, Member

SEP 19 2014

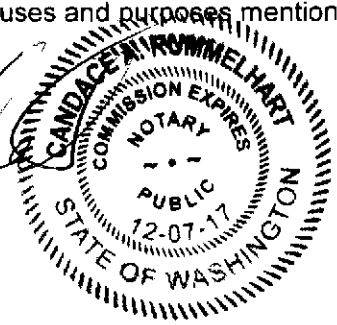
STATE OF Washington ) ss.  
 COUNTY OF Snohomish

Amount Paid \$7,926.00  
 Skagit Co. Treasurer  
 By *[Signature]* Deputy

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 September, 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"

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): 545985, 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

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Thomas C. and Virginia L. Tiland, husband and wife

Purpose: Exclusive use and maintenance

Recording Date: July 25, 2013

Recording No.: 201307250098

Affects: The West 9 feet of said premises



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