



201506230118

Skagit County Auditor

\$73.00

6/23/2015 Page

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2 11:32AM

When recorded return to:

JASON C. KNOTT  
PO BOX 162  
ANACORTES, WA 98221

**CHICAGO TITLE**

**STATUTORY WARRANTY DEED**

Escrow No.: 20899

Title Order No.: 620024279 ✓

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

JASON C. KNOTT, a married man as his separate estate

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

LOT 1, CITY OF ANACORTES SHORT PLAT, FRAZIER SHORT PLAT ANA-06-004,  
RECORDED SEPTEMBER 19, 2006 UNDER AUDITOR'S FILE NO. 200609190008,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): P125038/350125-0-086-0100

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

Dated: JUNE 17, 2015

HOYER HOMES, LLC, A Washington Limited Liability Company

BY: [Signature]  
KEITH HOYER, Member

STATE OF Washington

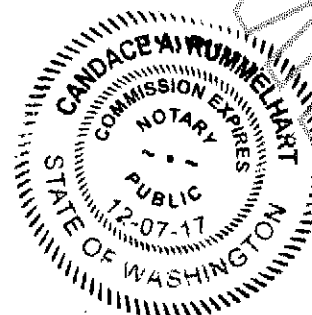
) ss.

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: 17<sup>th</sup> day of June, 2015.

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



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20152319  
JUN 23 2015

Amount Paid \$ 7160.60  
Skagit Co. Treasurer  
By [Signature] Deputy

## EXHIBIT "A"

Possible fence encroachment onto Southerly adjoiner by approximately 5.3 feet as disclosed by Survey recorded February 16, 1995, under Auditor's File No. 9502160017, records of Skagit County, Washington.

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 FRAZIER SHORT PLAT ANA-06-004:

Recording No. 200609190008

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

Granted to:	Hoyer Homes a Washington limited liability company and the City of Anacortes
Purpose:	Utilities
Recording Date:	January 5, 2015
Recording No.:	201501050082
Affects:	Southwesterly corner of Lot 1