

When recorded return to:
Hoyer Homes, LLC
Keith Hoyer, Member
1801 Grove Street, Suite B
Marysville, WA 98270



Skagit County Auditor
8/7/2015 Page 1 of 211:30AM \$73.00

Filed for Record at Request of
Leo Palmer Escrow, Inc.
Escrow Number: 13500

Grantor: Helen Packard Estate
Grantee: Hoyer Homes LLC

CHICAGO TITLE
620024589

Statutory Warranty Deed

THE GRANTOR Janice Mitchell, Personal Representative for the Estate of Helen C. Packard 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.

Abbreviated Legal:
Portion SW SE 17-34-04 Situated in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P25731/340417-0-126-0105, P25709/340417-0-109-0007

Dated August 6, 2015

Janice Mitchell, Personal Representative for Estate of Helen Packard

Janice Mitchell
By: Janice Mitchell, Personal Representative

20153110
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 07 2015

Amount Paid \$ 895.00
Skagit Co. Treasurer
Deputy

By WF

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Janice Mitchell
is/are the person who appeared before
me, and said person(s) acknowledge she signed this instrument, on oath she
(is)are authorized to execute the instrument and acknowledge that as the
Personal Representative of Estate of Helen Packard Estate
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: August 6, 2015

Candace A. Rummelhart

Candace A. Rummelhart
Notary Public in and for the State of Washington
Residing at Lake Stevens
My appointment expires: 12-7-2017



EXHIBIT A

For APN/Parcel ID(s): P25731 / 340417-0-126-0105 and P25709 / 340417-0-109-0007

PARCEL "A":

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 998.25 feet North and 498.96 feet East of the South quarter corner of said Section 17; thence East parallel to the South line of said Section 17, 166.32 feet; thence North 47 feet; thence West 166.32 feet; thence South 47 feet, more or less, to the point of beginning, EXCEPT that portion thereof lying within 16th Street as laid out and established.

Situated in Skagit County, Washington.

PARCEL "B":

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 797.5 feet North and 635.28 feet East of the Southwest corner of said subdivision; thence North parallel with the West line of said subdivision, 200.75 feet; thence West 136 feet; thence South parallel with the West line of said subdivision, 200.75 feet, more or less, to a point 797.5 feet North of the South line of said subdivision; thence East to the point of beginning; EXCEPT the South 120 feet thereof, ALSO EXCEPT that portion thereof lying within 16th Street, as laid out and established.

Situated in Skagit County, Washington.

SUBJECT TO:

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 17, 1998
Recording No.: 9803170112
Matters shown: shared boundaries, location of road, location of survey reference points

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 27, 2013
Recording No.: 201312270143
Matters shown: Encroachment concrete patio onto the Southerly portion of Parcel B by an undisclosed amount and encroachment of a dirt driveway across the Southeasterly corner of Parcel B by an undisclosed amount.