

When recorded return to:

Sarah Zastoupil
1205 North 16th Street
Mount Vernon, WA 98273



201603280160

Skagit County Auditor \$74.00
3/28/2016 Page 1 of 2 2:02PM

Filed for Record at Request of
Leo Palmer Escrow, Inc.
Escrow Number: 13797

Grantor: Hoyer Homes, LLC
Grantee: Sarah Zastoupil

CHICAGO TITLE
620026447 **Statutory Warranty Deed**

THE GRANTOR 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 Sarah Zastoupil, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn SW SE 17-34-4E Situated in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P25709 / 340417-0-109-0007

Dated March 25, 2016

Hoyer Homes, LLC

By: Keith Hoyer, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 1031
MAR 28 2016

Amount Paid \$ 6083.⁷⁰
Skagit Co. Treasurer
By Mlm Deputy

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Keith Hoyer is the person(s) who appeared before me, and said person(s) acknowledge he signed this instrument, on oath he is/are authorized to execute the instrument and acknowledge that as the Member of Hoyer Homes, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-25-16

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

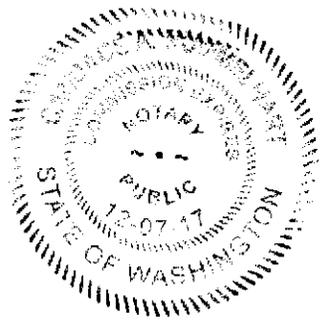


EXHIBIT A

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.

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.

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: shared boundaries, location of road, location of survey reference points