

When recorded return to:

Hoyer Homes, LLC
1801 Grove Street, Suite B
Marysville, WA 98270



201608120061

Skagit County Auditor
8/12/2016 Page

1 of

\$75.00

3 10:29AM

Filed for Record at Request of
Leo Palmer Escrow, Inc.
Escrow Number: 14056

Grantor: R. Bruce Wilson and Maxine Ann Reynolds
Grantee: Hoyer Homes, LLC

CHICAGO TITLE
620028294

Statutory Warranty Deed

THE GRANTORS R. Bruce Wilson, a married individual and Maxine Ann Reynolds, a married individual, each as their separate estate 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: Lot 10 Thunderbird, Tract A Thunderbird II Situated in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P78110 / 3762-000-010-0100

Dated August 8, 2016

R. Bruce Wilson
R. Bruce Wilson

Maxine Ann Reynolds
Maxine Ann Reynolds

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/08/10
AUG 12 2016

Amount Paid \$ 107.22
By ML Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that R. Bruce Wilson and Maxine Ann Reynolds

the person who appeared before me, and said person acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 8/9/16

Dorothy Soergel

Notary Public in and for the State of Washington

Residing at Edmonds WA

My appointment expires: 9-10-16

Notary Public
State of Washington
Dorothy Soergel
Commission Expires 09-10-16

EXHIBIT A

That portion of Lot 10, THUNDERBIRD, according to the plat thereof, recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 10, said point being also the Northwest corner of Tract "A" THUNDERBIRD II, according to the plat thereof recorded in Volume 10 of Plats, page 39, records of Skagit County, Washington;

Thence North 70 degrees 24'20" West along the Northeasterly line of said Lot 10, a distance of 19.66 feet; Thence South 22 degrees 20'02" West, a distance of 79.88 feet; Thence South 55 degrees 29'12" West, a distance of 112.65 feet to a point which bears North 57 degrees 54'00" East, a distance of 20.00 feet from, when measured perpendicular to, the Southwesterly line of said Lot 10;

Thence North 32 degrees 06'00" West along a line parallel to and 20.00 feet Northeasterly of, when measured at right angles to, the Southwesterly line of said Lot 10, a distance of 142.50 feet to a point on the curve of the Southerly right-of-way of Comanche Drive; Thence Southwesterly along the Southeasterly street right-of-way line on a curve to the right having a radius of 160.00 feet and a central angle of 7 degrees 10'32", an arc distance of 20.04 feet to the common corner between lots 9 and 10 of said plat of "Thunderbird"; Thence South 32 degrees 06'00" East along the Southwesterly line of said Lot 10, a distance of 242.24 feet to the Southwest corner of said Lot 10;

Thence South 88 degrees 28'56" East along the South line of said Lot 10, a distance of 100.00 feet to the Southeast corner thereof, said point being also the Southwest corner of Tract "A" of said plat of "Thunderbird II"; Thence North 1 degree 14'53" East along the East line of said Lot 10, a distance of 230.00 feet to the True Point of Beginning.

TOGETHER WITH Tract A, THUNDERBIRD II, according to the plat thereof recorded in Volume 10 of Plats, page 39, records of Skagit County, Washington.

(Also shown as Lot 10-A, Survey recorded under Auditor's File No. 200809160041)

Situated in Skagit County, Washington

SUBJECT TO:

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 THUNDERBIRD:

Recording No: 693440

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: June 16, 1968

Auditor's No(s): 715205, records of Skagit County, Washington

Executed By: Keith S. Johnson and Alison R. Johnson, et al

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 THUNDERBIRD II:

Recording No: 784799

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;

Recorded: May 16, 1973

Auditor's No(s): 785089, records of Skagit County, Washington

Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife

Exceptions and reservations as contained in instrument;

Recorded: March 27, 1902

Auditor's No.: Volume 44 of Deeds, page 422, records of Skagit County, Washington

Executed By: W.M. Lindsay and Emma S. Lindsay, his wife

As Follows:

Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals, with right of entry to take and remove same. Said mineral rights now held by Skagit County, a Municipal corporation, under Tax Deed recorded December 30, 1920, in Volume 6 of Mining Claims, page 567, under Auditor's File No. 146781, records of Skagit County, Washington.

Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof
Recording Date: September 10, 2008
Recording No.: 200809100045

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:
Recording No: 200809160041