

When recorded return to:

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



201609210041

Skagit County Auditor \$74.00
9/21/2016 Page 1 of 2 11:30AM

Filed for Record at Request of
Leo Palmer Escrow, Inc.
Escrow Number: 14042

Grantor: Joann Walker
Grantee: Hoyer Homes, LLC

CHICAGO TITLE

620028145

Statutory Warranty Deed

THE GRANTOR Joann Walker, a married woman as her 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:

Lot 2 And 3 Skagit County Short Plat No PL09-0289 Situated in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P99645/360325-3-009-0100, P130747/360325-3-001-1009

Dated September 15, 2016

Joann Walker
Joann Walker

20164256
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 21 2016

Amount Paid \$ 2764.00
Skagit Co. Treasurer
By MF Deputy

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Joann Walker

the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-16-2016 Candace A. Rummelhart

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



EXHIBIT A

Lots 2 and 3, SKAGIT COUNTY SHORT PLAT NO. PL09-0256, approved June 8, 2011 and recorded June 9, 2011 under Auditor's No. 201106090074, records of Skagit County, Washington.

Situated in Skagit County, Washington.

SUBJECT TO:

Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: September 8, 2006
Recording No.: 200609080049

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 SKAGIT COUNTY SHORT PLAT NO. PL09-0289:
Recording No: 201106090074

Protected Critical Area Agreement including the terms, covenants and provisions thereof
Recording Date: June 9, 2011
Recording No.: 201106090075

Plat of Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: June 9, 2011
Recording No.: 201106090076

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Declaration of Utility Easement and Well Protection Covenant and the terms and conditions thereof

Recording Date: September 21, 2016

Recording No. 201609210040