

When recorded return to:

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



201705010180

Skagit County Auditor

\$76.00

5/1/2017 Page

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4 1:56PM

Filed for Record at Request of
Leo Palmer Escrow, Inc.
Escrow Number: 14331

Grantor: Goodyear Nelson Hardwood Lumber Co., Inc.
Grantee: Hoyer Homes, LLC

CHICAGO TITLE
020030431

Statutory Warranty Deed

THE GRANTOR Goodyear Nelson Hardwood Lumber Co., Inc., a Washington Corporation, also appearing of record as Goodyear Nelson Hardwood Lumber Company, Inc., a Washington Corporation 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: Block 141, Map Of Fidalgo City Situated in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P126150/4101-141-013-0000 IOP, P73179/4101-141-005-0007 IOP, P73181/4101-141-009-0003 IOP, P73182/4101-141-011-0009 IOP, P73183/4101-141-014-0006 IOP

Dated April 26, 2017

Goodyear Nelson Hardwood Lumber Co., Inc.

By: Gary K. Swaner, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017118715
MAY 01 2017

Amount Paid \$579.00

By: WAG Skagit Co. Treasurer
Deputy

STATE OF California
COUNTY OF Los Angeles SS:

I certify that I know or have satisfactory evidence that Gary K. Swaner is/are the 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 President of Goodyear Nelson Hardwood Lumber Co., Inc. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: April 26, 2017



Notary Public in and for the State of California

Residing at Van Nuys

My appointment expires: Nov. 18, 2020

EXHIBIT A

Parcel "1":

Lots 3, 4 and 5, Block 141, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, Pages 113 and 114, Records of Skagit County, Washington.

TOGETHER WITH a portion of that correction Quit Claim Deed, filed under Auditor's File No. 9505020076, said portion being vacated streets and alleys as would be attached to the above described parcel by operation of law.

TOGETHER WITH the East 1/2 of the alley adjacent to and abutting upon said Lot 5 as per that Quit Claim Deed filed under Auditor's File No. 200703050188.

Less the North 16.00 feet of the following described tract:

Lot 3 as per the map of Fidalgo City, Skagit County, Washington, recorded in Volume 2 of plats, pages 113 and 114, records of Skagit County, Washington, together with a portion of that correction quit claim deed filed under A.F. No. 9505020076, said portion being vacated streets and alleys as would be attached to the above described Lot 3 by operation of law.

Situate in the County of Skagit, State of Washington.

Parcel "2":

The North 25.00 feet of Lot 13 and all of Lot 14, inclusive, Block 141, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, Pages 113 and 114, Records of Skagit County, Washington.

TOGETHER WITH a portion of that correction Quit Claim Deed, filed under Auditor's File No. 9505020076, said portion being vacated streets and alleys as would be attached to the above described parcel by operation of law.

Situate in the County of Skagit, State of Washington.

Parcel "3":

The North 25.00 feet of Lot 11, all of Lot 12 and the South 25.00 feet of Lot 13, Block 141, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, Pages 113 and 114, Records of Skagit County, Washington.

TOGETHER WITH a portion of that correction Quit Claim Deed, filed under Auditor's File No. 9505020076, said portion being vacated streets and alleys as would be attached to the above described parcel by operation of law.

Situate in the County of Skagit, State of Washington.

Parcel "4":

The North 25.00 feet of Lot 9, all of Lot 10 and the South 25.00 feet of Lot 11, Block 141, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, Pages 113 and 114, Records of Skagit County, Washington.

TOGETHER WITH the East 1/2 of Howard Avenue and the West 1/2 of alley adjacent to and abutting upon said Lots 10 and 11 as per that Quit Claim Deed filed under Auditor's File No. 200703050189.

Situate in the County of Skagit, State of Washington.

Parcel "5":

All of Lot 8 and the South 25.00 feet of Lot 9, Block 141, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, Pages 113 and 114, Records of Skagit County, Washington.

TOGETHER WITH a portion of that correction Quit Claim Deed, filed under Auditor's File No. 9505020076, said portion being vacated streets and alleys as would be attached to the above described parcel by operation of law.

Less the following described tract:

Beginning at the Southeast corner of above the described parcel, said point being the intersection of the centerline of partially vacated 4th Street with the centerline extended Southerly of the vacated

alley; thence North 00° 23' 46" East along the East line of the above described parcel, a distance of 46.30 feet to the true point of beginning; thence South 85° 49' 04" West a distance of 10.61 feet; thence North 03° 56' 01" West a distance of 46.58 feet; thence North 85° 49' 04" East a distance of 14.13 feet to the East line of the above described parcel; thence South 00° 23' 46" West along said East line a distance of 46.73 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

Public or private easements, if any, over vacated portion of said premises.

Boundary Line Adjustment Correction Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: May 2, 1995

Recording No.: 9505020076 being a re-recording of 9504140045

Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: October 28, 2005

Recording No.: 200510280071

Affect: Portion of said premises

Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: October 28, 2005

Recording No.: 200510280073

Affects: Portion of said premises

Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: October 28, 2005

Recording No.: 200510280078

Affects: Portion of said premises

Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: October 28, 2005

Recording No.: 200510280079

Affects: Portion of said premises

Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: June 26, 2006

Recording No.: 200606260102

Affects: Portion of said premises

In part, as follows:

"IS NOT the minimum lot size required for the Rural Intermediate zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible for development permits"

Reasonable Use Exception Determination including the terms, covenants and provisions thereof

Recording Date: October 16, 2006

Recording No.: 200610160182

Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: March 5, 2007

Recording No.: 200703050188

Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: March 5, 2007

Recording No.: 200703050189

Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: April 24, 2007

Recording No.: 200704240123

Declaration of Access and Utility Easement and Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: May 10, 2007

Recording No.: 200705100113 being a re-recording of 200705090059

Said easement purportedly terminated under under instrument recorded under Auditor's File No. 201704250075.

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: 200705160084

Amended by

Recording No.: 200705290132

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

Granted to: Cascade Natural Gas Corporation

Purpose: Natural gas pipeline or pipelines

Recording Date: April 14, 2010

Recording No.: 2010004140029

Affects: Portion of said premises

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

Purpose: Access and utilities

Recording Date: April 25, 2017

Recording No.: 201704250075

Affects: Portion of said premises and other property

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said easement by the common users.

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 25, 2017

Recording No.: 201704250073 and 201704250074