



201708110058

When recorded return to:
 Frances B. Drake
 14823 Valley View Drive
 Mount Vernon, WA 98273

Skagit County Auditor

\$77.00

8/11/2017 Page

1 of

4 1:41PM

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

20173744

AUG 11 2017

Amount Paid \$ 4722.00

Skagit Co. Treasurer

By

Deputy

BI

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
 Mount Vernon, WA 98273

Escrow No.: 620031760

CHICAGO TITLE
 620031760

STATUTORY WARRANTY DEED

THE GRANTOR(S) Keith O Hoyt and Joann P Hoyt, Trustees of The Keith and JoAnn Hoyt Living Trust, dated April 24, 2001

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Frances B. Drake, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 21, Valley View Addition, according to the plat thereof recorded in Volume 7 of plat thereof recorded in Volume 7 of plats, page 47, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P70126 / 4034-000-021-0007

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: August 2, 2017

The Keith and JoAnn Hoyt Living Trust, dated April 24, 2001

BY: Keith O Hoyt, Trustee
Keith O Hoyt
Trustee

BY: JoAnn P Hoyt, Trustee
JoAnn P Hoyt
Trustee

STATUTORY WARRANTY DEED

(continued)

State of Idaho

County of Latah

I certify that I know or have satisfactory evidence that Keith C. Hoyt, JoAnn C. Hoyt and as Trustees
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Trustees of of the Keith and JoAnn Hoyt Living Trust, dated April 24, 2001 to be
the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Aug 10, 2017

Ronald V Osmonson
Name: Ronald V Osmonson
Notary Public in and for the State of IDAHO
Residing at: Spokane, WA
My appointment expires: 02-26-2021

RONALD V OSMONSON
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT "A"

Exceptions

1. 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 Valley View Addition:

Recording No: 523685

2. 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: November 4, 1957

Recording No.: 558058

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 4, 1971
Recording No.: 760121
Affects: Portion of said premises and other property

4. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.