

When recorded return to:

Arnold S. Tamano  
17305 Colony Road  
Bov, WA 98232



201709080075

Skagit County Auditor \$76.00  
9/8/2017 Page 1 of 3 1:37PM

Filed for Record at Request of  
Leo Palmer Escrow, Inc.  
Escrow Number: 14433

Grantor: Hoyer Homes, LLC  
Grantee: Arnold S. Tamano and Wendylene V. Tamano

CHICAGO TITLE  
500058948

**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 Arnold S. Tamano and Wendylene V. Tamano, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot(s): 2 Skagit County Short Plat No. PL 09-0289 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

Dated August 28, 2017

Hoyer Homes, LLC

By: Keith Hoyer, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20174260  
SEP 08 2017

Amount Paid \$ 9,794.82  
Skagit Co Treasurer  
By MM 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: 8-28-2017

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, Skagit County Short Plat No. PL09-0289, approved June 8<sup>th</sup>, 2011 and recorded June 9<sup>th</sup>, 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

Recording Date: September 21, 2016

Recording No.: 201609210040

Operation-Maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems

Recording Date: October 6, 2016

Recording No.: 201610060036

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

Granted to: Puget Sound Energy

Purpose: Utility systems

Recording Date: January 3, 2017

Recording No.: 201701030209

Affects: As now constructed, to be constructed, extended or relocated

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

The following is part of the Purchase and Sale Agreement dated June 16, 2017  
between Arnold S. Tamano Wendylene V Tamano ("Buyer")  
Buyer Buyer  
and Hoyer Homes LLC ("Seller")  
Seller Seller  
concerning 17305 Colony Road Bow WA 98232 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticat...  
[Signature] 06/16/2017  
Buyer 8:52:54 PM PDT Date

[Signature] 6/18/17  
Seller Date

Authenticat...  
[Signature] 06/16/2017  
Buyer 10:33:08 PM PDT Date

Seller Date