

When recorded return to:

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



201802280084

Skagit County Auditor

\$76.00

2/28/2018 Page

1 of

3 11:55AM

Filed for Record at Request of
Leo Palmer Escrow, Inc.
Escrow Number: 14590

Grantor: The Claus Family Corporation
Grantee: Hoyer Homes, LLC

CHICAGO TITLE
620032986

Statutory Warranty Deed

THE GRANTOR The Claus Family Corporation, 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:

Block 135 Fidalgo City Situated in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P73161/4101-135-013-0009, P73160/4101-135-010-0002, P115493/4101-135-007-0000, P73167/4101-135-026-0004, P73165/4101-135-022-0008, P73162/4101-135-017-0005

0004

Dated February 12, 2018

The Claus Family Corporation

Sharon A. Campbell
By: Sharon A. Campbell, Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 FEB 28 2018

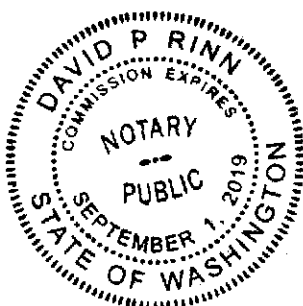
Amount Paid \$ 7570.00

By *[Signature]* Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Klick } SS:

I certify that I know or have satisfactory evidence that Sharon A. Campbell is the person(s) who appeared before me, and said person(s) acknowledge she signed this instrument, on oath she is/are authorized to execute the instrument and acknowledge that as the Vice President of The Claus Family Corporation to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-13-19



[Signature]
Notary Public in and for the State of Washington
Residing at Ellen City
My appointment expires: 9-1-19

EXHIBIT A

For APN/Parcel ID(s): P73161/4101-135-013-0009, P73160/4101-135-010-0002,
P116493/4101-135-007-0000, P73167/4101-135-026-0004,
P73165/4101-135-022-0008, P73162/4101-135-017-0005

PARCEL A:

Lots 4, 5, 6 and 7, Block 135, MAP OF FIDALGO CITY, according to the plat thereof, recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER WITH the vacated portion of Washington Avenue and that portion of the vacated alley running through said block that has reverted to said premises by operation of law.

Situated in Skagit County, Washington.

PARCEL B:

Lots 8, 9 and 10, Block 135, MAP OF FIDALGO CITY, according to the plat thereof, recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER WITH the entire portion of vacated alley adjacent to Lots 8 and 9;

ALSO TOGETHER with the East Half of vacated alley adjacent to Lot 10 and Washington Avenue adjacent to Lots 8, 9 and 10 that has reverted to said premises by operation of law.

Situated in Skagit County, Washington.

PARCEL C:

Lots 11, 12 and 13, Block 135, MAP OF FIDALGO CITY, according to the plat thereof, recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER WITH the vacated portion of 4th Street and Washington Avenue adjacent thereto and that portion of the vacated alley running through said block that has reverted to said premises by operation of law.

Situated in Skagit County, Washington.

PARCEL D:

Lots 18, 19, 20, 21 and 22, Block 135, MAP OF FIDALGO CITY, according to the plat thereof, recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER WITH the vacated alley adjacent to Lots 20, 21 and 22 that has reverted to said premises by operation of law.

Situated in Skagit County, Washington.

PARCEL E:

Lots 23, 24, 25 and 26, Block 135, MAP OF FIDALGO CITY, according to the plat thereof, recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER WITH the vacated portion of 5th Street and that portion of vacated alley adjacent thereto that has reverted to said premises by operation of law.

Situated in Skagit County, Washington.

PARCEL F:

Lots 14, 15, 16 and 17 Block 135, MAP OF FIDALGO CITY, according to the plat thereof, recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER WITH that portion of the North Half of vacated 4th Street in MAP OF FIDALGO CITY, according to the plat thereof, recorded in Volume 2 of Plats, page 113 and 114, records of Skagit County, Washington lying between the Southerly extensions of both the West line of Lot 14, and the centerline of the alley of Block 135 of said Plat,

ALSO TOGETHER WITH, the West Half of the vacated alley of said Block lying between the Easterly extensions of both the North line of Lot 17 of said Block, and the South line of said Lot 14 of said Block.

Situated in Skagit County, Washington.

SUBJECT TO:

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

Agreed Judgment Quieting Title in Commercial Avenue, Washington Avenue, Fourth Street, Fifth Street, and portions of the alleyways of Blocks 133, 134 and 135 all within the Plat of Fidalgo City, including the terms, covenants and provisions thereof

Recording Date: September 19, 1990
Recording No.: 9009190057
Superior Cause No: 90-2-00532-4

Lot Certification Application including the terms, covenants and provisions thereof

Recording Date: July 23, 1999
Recording No.: 199907230020

Lot Certification Application including the terms, covenants and provisions thereof

Recording Date: July 23, 1999
Recording No.: 199907230021

Lot Certification Application including the terms, covenants and provisions thereof

Recording Date: July 23, 1999
Recording No.: 199907230022

Lot Certification Application including the terms, covenants and provisions thereof

Recording Date: July 23, 1999
Recording No.: 199907230023

Lot Certification Application including the terms, covenants and provisions thereof

Recording Date: July 23, 1999
Recording No.: 199907230024

Order on Special Use Request SU 05 0290 and Shoreline Substantial Development SL 05 0229 including the terms, covenants and provisions thereof

Recording Date: March 13, 2006
Recording No.: 200603130175

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

Recording Date: November 13, 2009
Recording No.: 200911130060