

When recorded return to:

Jared F. Loller  
6716 Nicholas Lane  
Anacortes, WA 98221



201806140089

06/14/2018 03:25 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1800501M

CHICAGO TITLE  
020034724

**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 Jared F. Loller, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots Ptn 9-11 Block 141, Map of the City of Fidalgo City TGW PTN Vacated Avenue and Alley, Skagit County, Washington.

For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P73182/4101-141-011-0009

Dated June 12, 2018

Hoyer Homes LLC

By: Keith Hoyer, Member

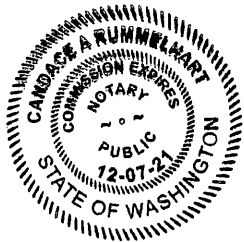
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 2574  
JUN 14 2018

Amount Paid \$ 9,439.00  
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/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated 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: 6-13-18  
Candace A Rummelhart  
Candace A. Rummelhart  
Notary Public in and for the State of Washington  
Residing at Lake Stevens  
My appointment expires: December 7, 2021



**EXHIBIT A**

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.

**SUBJECT TO:**

1. Public or private easements, if any, over vacated portion of said premises.
2. 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
3. Plat Lot of Record Certification including the terms, covenants and provisions thereof  
Recording Date: October 28, 2005  
Recording No.: 200510280071  
Affects: Portion of said premises
4. 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  
Revised Auditor's File No. 201706150065
5. 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  
Revised under Auditor's File No. 201706150069
6. 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
7. 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"

8. Reasonable Use Exception Determination including the terms, covenants and provisions thereof  
Recording Date: October 16, 2006  
Recording No.: 200610160182
9. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof  
Recording Date: March 5, 2007  
Recording No.: 200703050188
10. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof  
Recording Date: March 5, 2007  
Recording No.: 200703050189
11. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof  
Recording Date: April 24, 2007  
Recording No.: 200704240123
12. 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.
13. 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 and 201706160061
14. 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

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

Purpose: Access and utilities  
 Recording Date: May 16, 2017  
 Recording No.: 201705160068 being a re-recording of 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.

16. 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

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

Recording Date: May 16, 2017  
 Recording No.: 201705160067 being a re-recording of 201704250074

18. 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: 201708010013

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

Granted to: Puget Sound Energy, Inc.  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: November 8, 2017  
 Recording No.: 201711080083  
 Affects: Portion of said premises

20. Declaration of Easement for Utilities and Access including the terms, covenants and provisions thereof

Recording Date: April 25, 2018  
 Recording No.: 201804250038

21. Declaration of Easement for Utilities and Access including the terms, covenants and provisions thereof

Recording Date: April 25, 2018  
 Recording No.: 201804250039

26. 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 (amounts do not include interest and penalties):

Year: 2018  
 Tax Account No.: P73182 / 4101-141-011-0009  
 Tax Code/Located In: 1485  
 Assessed Value: \$88,700.00

General and Special Taxes: Billed: \$988.32, Full Year  
 Paid: \$494.21  
 Unpaid: \$494.11

**It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may appear on future tax rolls.**