

When recorded return to:

Mr. and Mrs. Dean H Jahns
6712 Nicholas Lane
Anacortes, WA 98221



201806210051

06/21/2018 01:24 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1800535M

CHICAGO TITLE
020034890

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 Dean H Jahns and Rebecca Lynn Jahns, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 8 And PTN 9, Block 141, Map of Fidalgo City, records of Skagit County, Washington.

For Full Legal See Attached Exhibit "A"

009
Tax Parcel Number(s): P73181/4101-141-005-0003

Dated June 13, 2018

Hoyer Homes LLC

By: Keith Hoyer, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2692
JUN 21 2018

Amount Paid \$8,983.32
Skagit Co. Treasurer
By *man* 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 that he signed this instrument, on oath stated he is 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: 6-13-2018

Candace A. Rummelhart
Candace A. Rummelhart
Notary Public in and for the State of Washington
Residing at Lake Stevens
My appointment expires: _____



EXHIBIT A

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

Revised Auditor's File No. 201706150065

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

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 and 201706160061

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: 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.

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

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

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

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

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

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

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

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

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 21, 2018
between Dean H. Jahns Rebecca L Jahns ("Buyer")
Buyer Buyer
and Hoyer Homes ("Seller")
Seller Seller
concerning 6712 Lot F Nicholas Lane Anacortes WA 98221 (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.

Authentication
Dean H. Jahns 05/21/2018
Buyer 13:40 PM PDT Date

 5/21/18
Seller Date

Authentication
Rebecca L. Jahns 05/21/2018
Buyer 6:21:52 PM PDT Date

Seller Date