

**When recorded return to:**

Gary D. Hoover and Solfrid M. Hoover, husband  
and wife  
1774 Grand Avenue  
Mount Vernon, WA 98274



**201806290049**

06/29/2018 09:16 AM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE CO.

620034456

Escrow No.: 620034456

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kenneth L. Hunt and Pennie E. Hunt, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Gary D. Hoover and Solfrid M. Hoover, husband and wife

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

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

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

Lot(s): 7 BIG FIR NORTH PUD PHASE 2

Tax Parcel Number(s): P126497 / 4936-000-007-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 2829  
JUN 29 2018

Amount Paid \$ 8175.28  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 21, 2018

Kenneth L. Hunt  
Kenneth L. Hunt  
Pennie E. Hunt  
Pennie E. Hunt

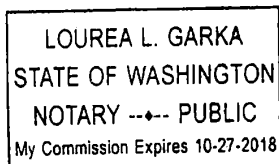
State of WASHINGTON  
County of Snohomish

I certify that I know or have satisfactory evidence that

Kenneth L. Hunt Pennie E. Hunt  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: June 22, 2018

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arhington  
My appointment expires: 10/27/2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P126497 / 4936-000-007-0000**

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Lot 7, BIG FIR NORTH P.U.D. Phase 2, according to the plat thereof recorded July 25, 2007, under Auditor's File No. 200707250053, records of Skagit County, Washington.

Situated in Skagit County, Washington.

## EXHIBIT "B"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: December 29, 1978  
 Auditor's No(s).: 893941, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: As located and constructed
  
  2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: January 15, 1980  
 Auditor's No(s).: 8001150014 and 8001150015, records of Skagit County, Washington  
 In favor of: The City of Mount Vernon  
 For: Drainage facilities and appurtenances, together with rights of ingress and egress  
 Affects: A 20 foot strip across said plat and other property
  
  3. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: August 28, 2006  
 Auditor's No(s).: 200608280130, records of Skagit County, Washington  
 In favor of: Puget Sound Energy, Inc.  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects:
- Easement No. 1:
- All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).
- Easement No. 2:
- A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.
4. Terms, conditions, and restrictions of that instrument entitled Notice Model Homes are Subject To Removal;  
 Recorded: November 30, 2006  
 Auditor's No(s).: 200611300131, records of Skagit County, Washington
  
  5. 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.

**EXHIBIT "B"**Exceptions  
(continued)

6. 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 PLAT OF BIG NORTH PUD PHASE 1:

Recording No: 200703230073

7. 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 PLAT OF BIG FIR NORTH PUD PHASE 2:

Recording No: 200707250053

8. Covenants, conditions and restrictions 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: March 23, 2007

Recording No.: 200703230074

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: March 23, 2007

Auditor's No(s): 200703230074, records of Skagit County, Washington

Imposed By: Big Fir North, Inc.

10. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: February 15, 2007

Auditor's No(s): 200702150078, records of Skagit County, Washington

Executed By: Big Fir North, Inc. and Blane LLC

**EXHIBIT "B"**Exceptions  
(continued)

Which states, in part, as follows:

This Project is intended to be and shall be operated as "Housing for Older Persons" pursuant to the Fair Housing Act Amendment of 1988. Unless a school impact fee has been paid, any sale of, lease of, grant of life estate in, other conveyance of an possessory interest in, or offer to make such conveyance of, an interest in any unit or in all or part of the Project will only be made to a person or persons who will comply with the restrictions.

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Mount Vernon.
13. Assessments, if any, levied by Big Fir North Homeowners Association.