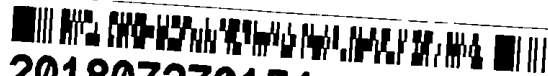


When recorded return to:

Mr. and Mrs. Justin Blouin
6717 Nicholas Lane
Anacortes, WA 98221



201807270154

07/27/2018 03:48 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1800771M

CHICAGO TITLE CO.
620035368

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 Justin Blouin and Christy Blouin, a Married Couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
PTN 11 & 13 ALL 12 Block: 141 Fidalgo City, 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): P126150/4101-141-013-0000

Dated July 25, 2018

Hoyer Homes LLC

By: Keith Hoyer Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183317
JUL 27 2018

Amount Paid \$ 8,994.00
Skagit Co. Treasurer
By: [Signature] 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: 7-25-2018



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 11, all of Lot 12 and the South 25.00 feet of Lot 13, 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.

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
Affects: 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

Revised Auditor's File No. 201706150068

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

Notice of On-Site Sewage System Maintenance Agreement Requirement including the terms, covenants and provisions thereof

Recording Date: July 20, 2017
 Recording No.: 201707200001

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