When recorded return to:

Mr. and Mrs. Patrick J. Lukasik 3306 Comanche Drive Mount Vernon, WA 98273

# 201809210138

09/21/2018 03:44 PM Pages: 1 of 4 Fees: \$102.00 Skapit County Auditor

Filed for Record at Request of Curtis, Casteel & Palmer, PLLC Escrow Number: C1800984M

# CHICAGO TITLE

## **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 Patrick J. Lukasik and Caroline S. Lukasik, husband and wife the following described real estate, situated in the County of Snohomish, State of Washington.

Abbreviated Legal: Ptn Lot 10, Thunderbird and Ptn Tract A Thunderbird II 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): P78110 / 3762-000-010-0100 Dated September 19, 2018 **SKAGIT COUNTY WASHINGTON** REAL ESTATE EXCISE TAX 20184231 Hoyer Homes LLC SEP 2 1 2018 Amount Paid \$ 8904 . 1 1 Skagit Co. Treasurer By: Keith Hoyer STATE OF Washington COUNTY OF Snohomish 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 they signed this instrument, on oath stated they 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 sign and purposes mentioned in this instrume Dated:

Candace A. Rummelhart

Residing at Lake Stevens

Notary Public in and for the State of Washington

My appointment expires: December 7, 2021

STATE OF WASHING

#### **EXHIBIT A**

That portion of Lot 10, THUNDERBIRD, according to the plat thereof, recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 10, said point being also the Northwest corner of Tract "A" THUNDERBIRD II, according to the plat thereof recorded in Volume 10 of Plats, page 39, records of Skagit County, Washington;

Thence North 70 degrees 24'20" West along the Northeasterly line of said Lot 10, a distance of 19.66 feet; Thence South 22 degrees 20'02" West, a distance of 79.88 feet; Thence South 55 degrees 29'12" West, a distance of 112.65 feet to a point which bears North 57 degrees

I hence South 55 degrees 29'12" West, a distance of 112.65 feet to a point which bears North 57 degrees 54'00" East, a distance of 20.00 feet from, when measured perpendicular to, the Southwesterly line of said Lot 10;

Thence North 32 degrees 06'00" West along a line parallel to and 20.00 feet Northeasterly of, when measured at right angles to, the Southwesterly line of said Lot 10, a distance of 142.50 feet to a point on the curve of the Southerly right-of-way of Comanche Drive;

Thence Southwesterly along the Southeasterly street right-of-way line on a curve to the right having a radius of 160.00 feet and a central angle of 7 degrees 10'32", an arc distance of 20.04 feet to the common corner between lots 9 and 10 of said plat of "Thunder bird";

Thence South 32 degrees 06'00" East along the Southwesterly line of said Lot 10, a distance of 242.24 feet to the Southwest corner of said Lot 10;

Thence South 88 degrees 28'56" East along the South line of said Lot 10, a distance of 100.00 feet to the Southeast corner thereof, said point being also the Southwest corner of Tract "A" of said plat of "Thunderbird II";

Thence North 1 degree 14'53" East along the East line of said Lot 10, a distance of 230.00 feet to the True Point of Beginning.

TOGETHER WITH Tract A, THUNDERBIRD II, according to the plat thereof recorded in Volume 10 of Plats, page 39, records of Skagit County, Washington.

(Also shown as Lot 10-A, Survey recorded under Auditor's File No. 200809160041)

Situated in Skagit County, Washington.

#### **EXHIBIT A**

#### SUBJECT TO:

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 THUNDERBIRD:

Recording No: 693440

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law:

Recorded:

June 16, 1968 715205, records of Skagit County, Washington Auditor's No(s).: Executed By: Keith S. Johnson and Alison R. Johnson, et al

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 THUNDERBIRD II:

Recording No: 784799

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: May 16, 1973

Auditor's No(s).: 785089, records of Skagit County, Washington

Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife

Exceptions and reservations as contained in instrument:

Recorded: March 27, 1902

Volume 44 of Deeds, page 422, records of Skagit County, Washington Auditor's No.:

Executed By: W.M. Lindsay and Emma S. Lindsay, his wife

As Follows:

Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals, with right of entry to take and remove same. Said mineral rights now held by Skagit County, a Municipal corporation, under Tax Deed recorded December 30, 1920, in Volume 6 of Mining Claims, page 567, under Auditor's File No. 146781, records of Skagit County, Washington.

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

Recording Date: September 10, 2008 200809100045 Recording No.:

Covenants, conditions, restrictions, recitals, reservations, easement, 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: 200809160041

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

### SKAGIT COUNTY RIGHT-TO-MANAGE IATURAL RESOURCE LANDS DISCLOSURE

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Page 1 of 1	NATURAL RESOURCE	E LANDS DISCLOSURE	ALL RIGHTS RESERVED
The following is part of the l	Purchase and Sale Agree	ement dated	21/18
betweenLuka <	SIK		("Buyer")
and Seller	Homes LLC	uyer Blier	("Seller")
concerning 3306	, Comarche DR	Mount Valnon u State 2	19 982 7 3 (the "Property")
Buyer is aware that the l Resource Lands Disclosure	Property may be subject, Skagit County Code se	ct to the Skagit County ction 14:38, which states	Right-to-Manage Natural
land or designated long-term commercommercial activition non-resource uses may arise from the extraction with associate, and odor. State as a priority use of prepared to accepnecessary Natural	plies to parcels designate or within 1/4 mile of rural cial significance in Skagit es occur or may occur it and may be inconveniere use of chemicals; or fiscolated activities, which kagit County has establish designated Natural Report such incompatibilities, Resource Land operations of the part of the such incompatibilities, Resource Land operations.	I resource, forest or mine to County. A variety of Na in the area that may not not or cause discomfort to rom spraying, pruning, hoccasionally generates hed natural resource mai source Lands; and area inconveniences or discons when performed in cons when performed in consumers.	ral resource lands of tural Resource Land be compatible with area residents. This arvesting or mineral traffic, dust, smoke, nagement operations residents should be omfort from normal.
including extraction minerals. If you	ineral lands, application n, washing, crushing, stoo are adjacent to desig designated NR Lands.	ckpiling, blasting, transpo	rting and recycling of
Seller and Buyer authoriz Auditor's office in conjunction	e and direct the Closing on with the deed convey!	g Agent to record this ing the Property.	Disclosure with the County
Authentiscon  Carolino Sproat Lukasik	09/14/2018	<b>D</b> /	1/12/13
BUGGE 6:02:58 PM PDT  Authentisser  Exectine Spread Lukavik	Date 09/14/2018	Seller	Date
\$36(2)04\$ 6:02:59 PM PDT	Date	Seller	Date