

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
Skagit County Auditor

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

CHICAGO TITLE
020035954

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

Hoyer Homes LLC

By: Keith Hoyer Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

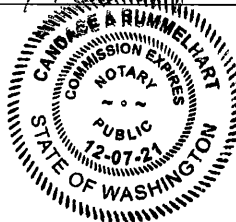
20184231
SEP 21 2018

Amount Paid \$ 8904.11
By BI Skagit Co. Treasurer 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 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 uses and purposes mentioned in this instrument.

Dated: 9-19-2018



Candace A. Rummelhart
Notary Public in and for the State of Washington
Residing at Lake Stevens
My appointment expires: December 7, 2021

EXHIBIT A

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 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 "Thunderbird";
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

Auditor's No(s): 715205, records of Skagit County, Washington

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

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

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

Recording No.: 200809100045

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: 200809160041

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

