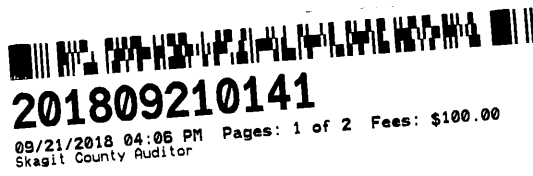


After recording please return to:
Benner-Rothboeck
1008 5th Street
Anacortes, Washington 98221



BARGAIN AND SALE DEED

GRANTOR:	Maryann Hoyt Fast, a married woman, as her sole and separate property.
GRANTEE:	Peter W. Hoyt, a single man.
Abbreviated Legal:	LOT 59, EXCEPT THE EAST 5 FEET THEREOF, ISLAND VIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 38, RECORDS OF SKAGIT COUNTY, WASHINGTON.
Parcel Number:	P57590
Tax ID Number:	3798-000-059-0000
Subject to:	A life estate for the Grantor, Maryann Hoyt Fast.

The GRANTOR MARYANN HOYT FAST, a married resident of Skagit County, Washington, for and in consideration of the love and affection she has for her son Peter Hoyt, bargains, sells and conveys, SUBJECT TO A LIFE ESTATE RESERVED FOR THE GRANTOR MARYANN HOYT FAST FOR AND DURING HER LIFETIME, to GRANTEE PETER W. HOYT, a single man, the following described real estate:

Lot 59, EXCEPT the east 5 feet thereof, ISLAND VIEW PARK, according to the plat thereof recorded in Volume 7 of Plats, page 38, records of Skagit County, Washington;

Subject to the following exceptions:

1. A life estate to the Grantor, Maryann Hoyt Fast.
2. 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 ISLAND VIEW PARK.

Recorded as Skagit County Auditor's File Number 518099.

3. Covenants, conditions, 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,

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201809210141
SEP 21 2018
Amount Paid \$
By Skagit Co. Treasurer Deputy

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 recorded document.

Recorded as Skagit County Auditor's File Number 518307.

4. Assessments, if any, levied by the City of Anacortes.

5. City, county or local improvement districts, if any.

Situated in the county of Skagit, state of Washington.

Dated this 5th day of July 2018.

Maryann Hoyt Fast
Maryann Hoyt Fast

State of Washington)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Maryann Hoyt Fast is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 5th day of July 2018.

Justin Rothboeck
Signature



Justin Rothboeck
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires November 9, 2018

Oath of Husband William Douglas Fast

William Douglas Fast, being competent to testify and being first duly sworn under oath, deposes and says: By prior prenuptial agreement, I have already disclaimed any interest in the property subject to this Deed, it is my wife's sole and separate property. However, I further consent to the transfer detailed herein, again disclaim any interest in the property herein described, and forever disclaim any interest in the life estate created by this instrument.

Dated this 5 day of July 2018.

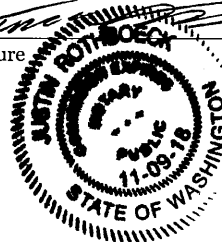
William D. Fast
William Douglas Fast

State of Washington)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that William Douglas Fast is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN BEFORE ME this 5th day of July 2018.

Justin Rothboeck
Signature



Justin Rothboeck
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires November 9, 2018