



201810300048

10/30/2018 01:34 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

When recorded return to:
Donald Nelson and Linda Nelson
21243 Plaza Drive
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 116759

Statutory Warranty Deed

116754

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR William C. Hoeft and Virginia L. Hoeft, Trustees of the Hoeft Family Trust, dated July 12, 2002 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald ~~N~~ Nelson and Linda ~~N~~ Nelson, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 5, Block 1, Lamm's Panorama View Lots

Tax Parcel Number(s): P67758, 3965-001-005-0000

Lot 5, Block 1, "LAMM'S PANORAMA VIEW LOTS", as per plat recorded in Volume 7 of Plats, page 39, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated October 25, 2018

Hoeft Family Trust

William C. Hoeft Trustee
By: William C. Hoeft, Trustee

Virginia L. Hoeft Trustee
By: Virginia L. Hoeft, Trustee

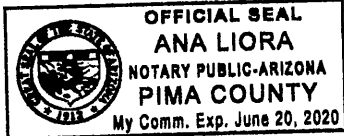
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184809
OCT 30 2018

Amount Paid \$ 6368.⁵⁰
Skagit Co. Treasurer
By man Deputy

STATE OF al ~~Washington~~ Arizona
COUNTY OF ~~Skagit~~ Pima } SS:

I certify that I know or have satisfactory evidence that William C. Hoeft and Virginia L. Hoeft is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustees of Hoeft Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: October 25, 2018
Cara Lora



Notary Public in and for the State of Arizona
Residing at al ~~Washington~~ 2650 W Vereda de la
My appointment expires: 10.20.20 ~~Sanana~~
Tucson AZ
85746

Exhibit A**EXCEPTIONS:**

A. Mineral reservations as contained in Deed through which title is claimed from W. M. Lindsay and Emma S. Lindsay, his wife, dated March 18, 1902 and recorded March 22, 1902, in Volume 44 of Deeds, page 412.

Said mineral rights are now owned by Skagit County.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: June 14, 1955
Recorded: June 14, 1955
Auditor's No.: 519356
Executed By: E. S. Lamm

AMENDED DECLARATION OF PROTECTIVE RESTRICTIONS, AMENDING PARAGRAPH NO. 7 OF RESTRICTIONS SHOWN ABOVE:

Dated: May 11, 1956
Recorded: May 11, 1956
Auditor's No.: 535987
As Follows:

"All individual sewage disposal systems shall meet Federal Housing Administration requirements."

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Lamm's Panorama View Lots
Recorded: May 31, 1955
Auditor's No.: 518609