

**When recorded return to:**  
Steven G. Hoyt and Rebekah J. Hoyt  
17596 South Skyridge Drive  
Mount Vernon, WA 98274



**201905160056**

05/16/2019 01:42 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191833  
MAY 16 2019

Amount Paid \$ 12020.00  
Skagit Co. Treasurer  
By *BT* Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037750

**CHICAGO TITLE CO.**  
**620037750**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David Anderson and Marjorie Anderson, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Steven G. Hoyt and Rebekah J. Hoyt, husband and wife, as to an undivided 85.18% interest and Frances Anne Peterson, a married woman dealing with her separate estate, as to an undivided 14.82% interest

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): Ptn. 11 Unit(S): SKYRIDGE DIV 3

Tax Parcel Number(s): P82099 / 4427-000-011-0004

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 3, 2019  
David Anderson by Marjorie Anne  
Anderson, His Attorney in Fact

David Anderson by Marjorie Anne Anderson, His Attorney in Fact  
Marjorie Anderson  
Marjorie Anderson

State of Washington  
county of Skagit

I certify that I know or have satisfactory evidence that Marjorie Anne Anderson is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for David Anderson and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: MAY 14, 2019  
Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

State of Washington  
county of Skagit

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

Dated: MAY 14, 2019  
Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P82099 / 4427-000-011-0004**

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Lot 11, PLAT OF SKYRIDGE, DIVISION NO. III, according to the plat thereof recorded in Volume 13 of Plats, page 22, records of Skagit County, Washington;

EXCEPT the following described tract;

Beginning at the most Northerly corner of said Lot 11;  
Thence South 31°26'00" West along the Northwesterly line of said Lot 11, a distance of 160.00 feet to the common corner between Lots 11 and 12;  
Thence South 58°34'00" East along the Southwesterly line of said Lot 11, a distance of 11.00 feet;  
Thence North 34°17'44" East, a distance of 160.21 feet to the Southerly margin of Skyridge Drive South;  
Thence North 58°34'00" West along the Northerly line of Lot 11, a distance of 19.00 feet to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF SKYRIDGE DIV. NO. 3:

Recording No: 198008260001

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 16, 1980

Auditor's No(s): 8009160039, records of Skagit County, Washington

Executed By: John B. Oosterhof and Alice Oosterhof

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 14, 1992

Auditor's No(s): 9209140111, records of Skagit County, Washington

Executed By: Harold Oosterhof

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: April 16, 1925

Auditor's No(s): 182823, records of Skagit County, Washington

5. Restrictions, reservations and covenants deemed to be a part of a general plan by reason of their insertion in Deeds of record in the East Half of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, as follows:

A) That the aforescribed premises shall not be used for any commercial, industrial or business use of purposes.

**EXHIBIT "B"**Exceptions  
(continued)

- B) That no more than a single family dwelling unit shall be erected, placed or constructed upon said described lots together with the usual normal and matching outbuildings.
- C) That improvements costing not less than \$10,000.00 shall be placed and erected upon said lots within a period of one year after the commencement of construction.
- D) That an adequate supply of power, electricity and water shall be made available to the property lines by the Owners within a reasonable period of time. The purchasers agree that should underground service be desired that any and all necessary electric cable shall be furnished by them. That any connection or hook-up charge of the power company or the public utility district, shall be borne and paid by the purchasers.
6. Agreement, including the terms and conditions thereof; entered into;  
 By: Stephen R. Kosonen and Cindy A. Kosonen  
 And Between: City of Mount Vernon  
 Recorded: June 9, 2003  
 Auditor's No.: 200306090207, records of Skagit County, Washington  
 Providing: Agreement to connect
7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
 Recording Date: February 11, 2004  
 Recording No.: 200402110124  
 Matters shown: Shed and landscaping
8. Right to Farm disclosure contained in deed  
 Recording Date: February 28, 2013  
 Recording No.: 201302280148
9. City, county or local improvement district assessments, if any.

Authentisign ID: F18F6370-4EEB-4DDA-A318-92F11181D548  
Authentisign ID: 4A82D47F-803F-4F18-8D62-C72C5C17E418

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 01, 2019

between Steven G. Hoyt Rebekah J. Hoyt  
Buyer Buyer ("Buyer")  
and David Anderson Marjorie Anderson  
Seller Seller ("Seller")  
concerning 17596 S Skyridge Drive Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign  
[Signature] 04/01/2019  
Buyer Date

David Anderson 4/2/19  
Seller Date

Authentisign  
[Signature] 04/01/2019  
Seller Date

Marjorie Anderson 4/2/19  
Seller Date