



201907230034

07/23/2019 10:01 AM Pages: 1 of 5 Fees: \$105.50  
Skagit County Auditor

When recorded return to:

Keith Hoyer, Member  
1801 Grove Street Unit B  
Marysville, WA 98270Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1900756M

CHICAGO TITLE

620038703

## Statutory Warranty Deed

THE GRANTORS Wayne Sanger and Marla Sanger, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Hoyer Homes LLC, A Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lt. 2, Skagit County SP 08-098, ptn of Tract 4 Hermway Height Estate, ptn of SW 1/4 Sec 16-33-04

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P128192 / 330416-3-005-1400

Dated July 15, 2019

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX20193038  
JUL 23 2019Amount Paid \$ 1667.00  
Skagit Co. Treasurer  
By BT Deputy

Wayne Sanger

Marla Sanger

STATE OF Washington }  
COUNTY OF Clark } SS:

I certify that I know or have satisfactory evidence that

Marla Sanger

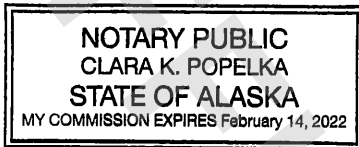
are the persons who appeared before me, and said persons acknowledged that  
signed this instrument and acknowledge it to be her free and voluntary act for the  
uses and purposes mentioned in this instrument.Dated: July 18, 2019Mari E HowellNotary Public in and for the State of WashingtonResiding at Kalama, WAMy appointment expires: September 7, 2020

State of Alaska  
County of First Judicial District } SS:

I certify that I know or have satisfactory evidence that the person(s) who appeared before me, and said person(s) acknowledged that Wayne Sanger ~~he/she/they~~ signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/15/2019

Clara K. Popelka



Notary Public in and for the State of Washington Alaska  
Residing at: Craig, Alaska  
My appointment expires: 02/14/2022

**EXHIBIT A**

Lot 2, Short Plat No. PL08-0098, approved January 7, 2009, recorded January 8, 2009, under Skagit County recording no. 200901080074, records of Skagit County, Washington, being a portion of Tract 4 of Short Plat No. 130-78, being a portion of the Southwest quarter of Section 16, Township 33, Range 4 East, W.M.

Together with an easement for ingress, egress, and utilities as delineated on the face of Short Plat No. PL08-0098, approved January 7, 2009, recorded January 8, 2009, under Skagit County recording no. 200901080074, records of Skagit County, Washington, and as delineated on the face of SKAGIT COUNTY SHORT PLAT NO. 130-78, as approved December 28, 1978, and recorded December 28, 1978, in Volume 3 of Short Plats, pages 57 and 58, under Auditor's File No. 893793, records of Skagit County, Washington

**SUBJECT TO:**

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 4, 1960

Auditor's No(s): Volume 312, Page 173, records of Skagit County, Washington

In favor of: Mount Vernon Young Men's Christian Association

For: Right-of-way for ingress and egress over and across subject property

Affects: A 16 foot strip of land, the exact location of which is not disclosed on the record

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 14, 1979

Auditor's No(s): 7908140007, records of Skagit County, Washington

For: Puget Sound Power and Light Company

Affects: The East 10' of the North 10' of said premises and other property

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Auditor's No.: 99302, records of Skagit County, Washington

Executed By: The State of Washington

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Recorded: May 1, 1920

Auditor's No.: 141727, records of Skagit County, Washington

Executed By: English Lumber Company

As Follows: Reserving, however, unto the grantor, its mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract and remove the same; provided, however, that the grantor, its successors or assigns, shall pay to the grantee, his heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gases, and by the operation of prospecting for and mining the same

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 SKAGIT COUNTY SHORT PLAT NO. 130-78:

Recording No: 893793

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 SKAGIT COUNTY SHORT PLAT NO. PL08-0098:

Recording No: 200901080074

Terms and conditions under Skagit County Planning & Development Services Lot of Record Certification;

Recording Date: June 23, 2008

Recording No.: 2008 06230181

Affects: Parent Short Plat

Terms and conditions under Skagit County Planning & Development Services Lot of Record Certification;

Recording Date: January 8, 2009

Recording No.: 200901080075

City, county or local improvement district assessments, if any.

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 5/31/2019  
 between Hoyer Construction ("Buyer")  
Buyer Buyer  
 and Sanger ("Seller")  
Seller Seller  
 concerning 20968 Hermway Heights Dr Mt 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.

  
 Buyer Date 7/22/19

Authentisign  
Marla Sanger 07/15/2019  
 Seller 7/15/2019 2:46:39 PM PDT Date

\_\_\_\_\_  
 Buyer Date

Authentisign  
Marla Sanger 07/15/2019  
 Seller 7/15/2019 3:22:18 PM PDT Date