

**When recorded return to:**  
Brandon L. Hoyle and Lisa J. Hoyle  
P.O. Box 643  
Clearlake, WA 98235

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2115

Jun 15 2020

Amount Paid \$8005.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
**W20042781**

Escrow No.: 620042781

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Judy A. Nelson, an unmarried person, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Brandon L. Hoyle and Lisa J. Hoyle, a married couple

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. 6 and7, Block: 3, North Park Add. to Clear Lake

Tax Parcel Number(s): P74967 / 4142-003-007-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 11, 2020

Judy A. Nelson  
Judy A. Nelson

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Judy A. Nelson  
(is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/hers/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 06.12.2020

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arington  
My appointment expires: 03.01.2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P74967 / 4142-003-007-0008**

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THE EAST HALF OF LOTS 6 AND 7, BLOCK 3, NORTH PARK ADDITION TO CLEAR LAKE,  
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 16,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Variance No. 95-047, including the terms, covenants and provisions thereof  
Recording Date: January 4, 1996  
Recording No.: 9601040045
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):  
  
Year: 2020  
Tax Account No.: P74967 / 4142-003-007-0008  
Levy Code: 3352  
Assessed Value-Land: \$100,000.00  
Assessed Value-Improvements: \$176,400.00  
  
General and Special Taxes:  
Billed: \$3,120.37  
Paid: \$1,560.23  
Unpaid: \$1,560.14
4. City, county or local improvement district assessments, if any.