Skagit County Auditor, WA

When recorded return to:

Mr. Bryan Edward and Rebecca Kristy Tjahja Harvey 14924 Washington St Anacortes, WA 98221

Filed for Record at Request of Curtis, Casteel & Palmer, PLLC Escrow Number: 200736M

CHICAGO TITLE 620045432

Statutory Warranty Deed

THE GRANTOR Hoyer Homes LLC, A Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bryan Edward Harvey and Rebecca Kristy Tjahja Harvey, a Married Couple

the following described real estate, situated in the County of Skagit, State of	Washington.
Abbreviated Legal: Lot(s): 4-7 Block: 135 MAP OF FIDALGO CITY	
For Full Legal See Attached Exhibit "A"	
Subject to: Covenants, conditions and restrictions of record, if any, attac	hed hereto by Exhibit "A"
Tax Parcel Number(s): P115493 / 4101-135-007-0000	
Dated December 1, 2020	
Hoyer Homes LLC	SKAGIT COUNTY WASHINGTOI REAL ESTATE EXCISE TAX Affidavit No. 2020-5259 Dec 10 2020
By: Keith Hoyer, Member	Amount Paid \$9428.82 Skagit County Treasurer By Bridget Ibarra Deputy
STATE OF Washington Snohomish SS:	
I certify that I know or have satisfactory evidence that Keith Hoyer	
is is/are the persone, and said person(s) acknowledge that he signed this instrument	on(s) who appeared before
is/are authorized to execute the instrument and acknowledge that as the	
Member of Hoyer Homes LLC to be the free and voluntary act of such party(ies) for the uses and purposes m	entioned in this instrument
0111-	Chilorea III and instrument.
Dated: 12/1/2020	12
WEIT Notary Public in and for the Residing at Arlington	State of Washington
CH ELM	/10/2024
8 20103109 Ny appointment expires: 21	
OF WASHINGTON	

EXHIBIT A

Lots 4, 5, 6 and 7, Block 135, MAP OF FIDALGO CITY, according to the plat thereof, recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER WITH the vacated portion of Washington Avenue and that portion of the vacated alley running through said block that has reverted to said premises by operation of law.

(Also known as Parcel A of Record of Survey Recorded under Recording Number 201805240064, records of Skagit County, Washington.)

Situated in Skagit County, State of Washington.

Subject To:

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 MAP OF FIDALGO CITY:

Recording No: Volume 2, Page 113

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 Survey:

Recording No: 9306300071

Public or private easements, if any, over vacated portion of said premises.

Agreed Judgment Quieting Title in Commercial Avenue, Washington Avenue, Fourth Street, Fifth Street, and portions of the alleyways of Blocks 133, 134 and 135 all within the Plat of Fidalgo City, including the terms, covenants and provisions thereof

 Recording Date:
 September 19, 1990

 Recording No.:
 9009190057

 Superior Cause No: 90-2-00532-4

Lot Certification Application including the terms, covenants and provisions thereof

Recording Date: July 23, 1999 Recording No.: 199907230020

Lot of Record Certification and the terms and conditions thereof:

Recording Date: March 14, 2018 <u>Recording No.:</u> 201803140043

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, noties, 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 Survey.

Recording No: 201805240064

Declaration of Easement for Utilities, Access and Fire Turnaround and the terms and conditions thereof

Recording Date: May 10, 2019
Recording No.: 201905100003

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights

It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may appear on future tax rolls.

Declaration of Easement for Utilities and the terms and conditions thereof:

Recording Date: November 10, 2020 Recording No.: 202011100080

Declaration of Easement for Water (PUD) Utility and the terms and conditions thereof:

Recording Date: November 13, 2020 Recording No.: 202011130025 . Declaration of Easement for Drainage and the terms and conditions thereof

Recording Date: December 3, 2020 Recording No.: December 3, 2020 202012030030 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 orthwest Multiple Listing Service ALL RIGHTS RESERVED

The follow	ing is part of the Purchase and Sale	Agreement dated	November 06, 202	0
between _	Rebecca Kristy Tjahja Harvey	Bryan Edward Harvey		("Buyer")
_	Buyer	Buyer		
and	Hoyer Homes			("Seller")
	Sailer	Seller		' '
concerning	14924 Washington Street	Anacortes	WA 98221	(the "Property")
	Advans	Cally	State Zep	

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, stockpilling, 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.

Relicion Writing Balyo Horwy	12/8/2020 11/06/2020	K	11/1/20
Blayers 9/29/56 PM PST	Date	Seller	Date
The Edward Hawey	12/8/2020	<i>i</i>	
Bayen 6:59:39 PM PST	Date	Seller	Date