

When recorded return to:

Nicholas Abbott and Kristi Kaylynn Poe
14928 Washington Street
Anacortes, WA 98221

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 200763M

CHICAGO TITLE
020045611

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 ~~Nicholas/Abbott and Kristi/Kaylynn Poe, a Married Couple~~ Nicholas Poe and Kristi Poe, a Married Couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 8-10, Block 135, FIDALGO CITY

For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P73160 / 4101-135-010-0002

Dated December 7, 2020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-5559
Dec 29 2020
Amount Paid \$9072.82
Skagit County Treasurer
By Heather Beauvais Deputy

Hoyer Homes LLC

By: Keith Hoyer, Member

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Keith Hoyer is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he 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 mentioned in this instrument.

Dated: 12/17/2020

Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 2/25/24



EXHIBIT A

Lots 8, 9 and 10, 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 entire portion of vacated alley adjacent to Lots 8 and 9;

ALSO TOGETHER with the East Half of vacated alley adjacent to Lot 10 and Washington Avenue adjacent to Lots 8, 9 and 10 that has reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

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 Certification Application including the terms, covenants and provisions thereof

Recording Date: July 23, 1999
Recording No.: 199907230021

Lot Certification Application including the terms, covenants and provisions thereof

Recording Date: July 23, 1999
Recording No.: 199907230022

Lot Certification Application including the terms, covenants and provisions thereof

Recording Date: July 23, 1999
Recording No.: 199907230023

Lot Certification Application including the terms, covenants and provisions thereof

Recording Date: July 23, 1999
Recording No.: 199907230024

Order on Special Use Request SU 05 0290 and Shoreline Substantial Development SL 05 0229 including the terms, covenants and provisions thereof

Recording Date: March 13, 2006
Recording No.: 200603130175

Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: November 13, 2009
Recording No.: 200911130060

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 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 Plat Lot of Record Certification and the terms and conditions thereof: :

Recording No. 201803140038

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.: 201805240064

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Hoyer Homes, LLC
Purpose: Private utility, access, fire turnaround
Recording Date: May 10, 2019
Recording No.: 201905100003

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: January 27, 2020
Recording No.: 202001270174

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Hoyer Homes, LLC
Purpose: Utility easement
Recording Date: November 10, 2020
Recording No.: 202011100080

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Claus Family Corporation
Purpose: Water (PUD) Utility
Recording Date: November 13, 2020
Recording No.: 202011130025

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 Drainage and the terms and conditions thereof:

Recording Date: December 3, 2020
Recording No.: 202012030030

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 23, 2020
between Nicholas Poe Kristi Poe ("Buyer")
Buyer Buyer
and Hoyer Homes ("Seller")
Seller Seller
concerning 14928 Washington Street Anacortes WA 98221 (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.

Authenticated
Kristi Poe 11/23/2020
Buyer 12:33:36 PM PST Date

[Signature] 11/23/20
Seller Date

Authenticated
Nicholas Poe 11/23/2020
Buyer 11:38:55 AM PST Date

Seller Date