

When recorded return to:

William Rudiger
14913 Deception Road
Anacortes, WA 98221

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 200773M

CHICAGO TITLE CO.
620045643

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 ~~William Rudiger, an unmarried person~~ William Hampton Rudiger, ~~single man~~ single man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot(s): 14, 15, 16 and 17, 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): P73162 / 4101-135-017-0005

Dated 1/14/21

Hoyer Homes LLC

By: Keith Hoyer, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-299
Jan 22 2021
Amount Paid \$9071.22
Skagit County Treasurer
By Heather Beauvais Deputy

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 1/14/2021



Notary Public in and for the State of Washington
Residing at ARLINGTON
My appointment expires: 2/10/24

EXHIBIT A

Lots 14, 15, 16 and 17 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 that portion of the North Half of vacated 4th Street in MAP OF FIDALGO CITY, according to the plat thereof, recorded in Volume 2 of Plats, page 113 and 114, records of Skagit County, Washington lying between the Southerly extensions of both the West line of Lot 14, and the centerline of the alley of Block 135 of said Plat.

ALSO TOGETHER WITH, the West Half of the vacated alley of said Block lying between the Easterly extensions of both the North line of Lot 17 of said Block, and the South line of said Lot 14 of said Block.

Situated in Skagit County, 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

Lot Certification, including the terms, covenants and provisions thereof

Recording Date: March 14, 2018
Recording No.: 201803140040

Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey.

Recording Date: May 24, 2018
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, owner of Parcels A, B, & C of Survey AF#201805240064 records of
Skagit County, Washington, their heirs and all future owners, successors and assigns.
Purpose: Utilities
Recording Date: November 10, 2020
Recording No.: 202011100080

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

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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11/27/2020

[R]

The following is part of the Purchase and Sale Agreement dated November 25, 2020
between William Rudiger ("Buyer")
and Hoyu Home LLC ("Seller")
concerning 14913 Deception 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.

Authentic
William Rudiger 11/25/2020
Buyer 7:34:34 PM PST Date

[Signature] 11/26/20
Seller Date

Buyer Date

Seller Date