

When recorded return to:

King Fisher Asset Management LLC
2720 Sunshine Lane
Clinton, WA 98236Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 210106M

CHICAGO TITLE

620046835

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 King Fisher Asset Management LLC, A Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot(s) 23, 24, 25 And 26, 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): P73167 / 4101-135-026-0004

Dated May 26, 2021SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2484

Jun 02 2021

Amount Paid \$10675.00

Skagit County Treasurer
By Heather Beauvais Deputy

Hoyer Homes LLC

By: Keith Hoyer, MemberSTATE 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: 5/28/2021Notary Public in and for the State of WashingtonResiding at ARLINGTONMy appointment expires: 2/10/24

EXHIBIT A

Lots 23, 24, 25 and 26, 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 5th Street and that portion of vacated alley adjacent thereto that has reverted to said premises by operation of law.

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.: 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.: 201803140042

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

Declaration of Easement for Utilities and Access, including the terms, covenants and provisions thereof

Recording Date: May 10, 2019
Recording No.: 201905100002

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.