

When recorded return to:

Michael Sarrazin
4504 Camano Place
Anacortes, WA 98221

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 210276M

CHICAGO TITLE CO.
62047867

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 **Michael Sarrazin, an unmarried ~~person~~ man**

the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 156, CLEARIDGE DIV. II

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): P82609 / 4449-000-156-0003

Dated June 21, 2021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3001
Jul 01 2021
Amount Paid \$12455.00
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: 6/28/2021



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

EXHIBIT A

LOT 156, CLEARIDGE, DIVISION II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGES 57 THROUGH 59, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, 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 Plat of Clearidge, Division II, recorded in Volume 13 of Plats, Pages 57 through 59.

Recording No.: 8204220013

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 27, 1982
Recording No.: 8204270057

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 10, 2005
Recording No.: 200506100131

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 10, 2005
Recording No.: 200506100132

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Clearidge Homeowners Association
Recording No.: 8204270057

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

Granted to: Clearidge Homeowners Association
Purpose: Landscaping and maintenance of existing fence
Recording Date: September 19, 1989
Recording No.: 8909190143

Bylaws of Clearidge Homeowners Association, and the terms and conditions thereof:

Recording No.: 9009280073

Modification(s) of said bylaws

Recording No.: 201903180044

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.

Drainage BMP Facility Maintenance Covenant and the terms and conditions thereof

Recording Date: June 14, 2021
Recording No.: 202106140120

Authentisign ID: 6B2301BD-1C42-44DC-8A1B-D0649AE7024C
Authentisign ID: 53F38ADF-6304-4736-880C-712F7A56954

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 May 17, 2021
between Michael P. Sarrazin ("Buyer")
Buyer Buyer
and Hoyer Homes LLC ("Seller")
Seller Seller
concerning 4504 Camano Place 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.

Authenticat...
Michael P. Sarrazin 05/17/2021
Buyer 8:11:33 PM PDT Date

[Signature] 5/18/21
Seller Date

Buyer Date

Seller Date