

When recorded return to:

Keith Hoyer
Hoyer Homes LLC
1801 Grove St, Unit B
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3212
Jul 15 2021

Amount Paid \$5925.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048383

CHICAGO TITLE
020048383

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles S. Manning, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Hoyer Homes LLC, a Washington limited liability company

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 6 and 7, Short Plat No. ANA-06-009 in SW, 30-35-2E, W.M.

Tax Parcel Number(s): P126634 / 350230-3-008-0600, P126635 / 350230-3-008-0700

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: June 29, 2021



Charles S. Manning

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Charles S. Manning is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/15/21



Name: Heather Yarbrough
Notary Public in and for the State of Washington
Residing at: SKAGIT
My appointment expires: 11/02/24



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126634 / 350230-3-008-0600 and P126635 / 350230-3-008-0700

LOT 6 and 7 CITY OF ANACORTES SHORT PLAT NO. SP-06-009, AS APPROVED AUGUST 24, 3007 AND RECORDED SEPTEMBER 5, 2007 UNDER AUDITOR'S FILE NO. 200709050035, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

INITIAL
HERE

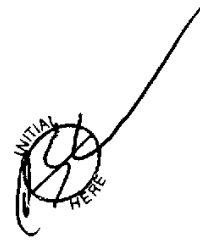


EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Cascade Natural Gas Corporation
Purpose: pipeline(s)
Recording No.: 580944
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Carolee C. Van Luven
Purpose: Ingress, egress and utilities
Recording Date: February 13, 1979
Recording No.: 896564
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Richard A. Johnson and Joyce M. Johnson, husband and wife
Purpose: ingress, egress and utilities
Recording Date: February 28, 1974
Recording No.: 797096
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Ann M. Kidder
Purpose: Sewer and water lines
Recording Date: December 30, 1991
Recording No.: 9112300159
5. 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: June 18, 2007
Recording No.: 200706180165
6. 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 Short

EXHIBIT "B"
Exceptions
(continued)

Plat No. SP-06-009:

Recording No: 200709050035

7. Covenants, conditions and restrictions 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: September 5, 2007
Recording No.: 200709050036

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Anacortes.
10. City, county or local improvement district assessments, if any.