

When recorded return to:

James E. and Renate E. Beltz
3709 W 12th Street
Anacortes, WA 98221

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 210650M

CHICAGO TITLE
020050105

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 James E. Beltz and Renate E. Beltz, a married couple

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

Abbreviated Legal:
LT 20, SVY; PTN OF LT(S) 15 & 16, BLK 1124 & LT(S) 15 TO 21, BLK 1125, NORTHERN PACIFIC ADDN TO ANACORTES

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): P114147/3809-323-020-0100

Dated January 3, 2022

Hoyer Homes LLC

By: Keith Hoyer, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-106
Jan 10 2022
Amount Paid \$13789.82
Skagit County Treasurer
By Lena Thompson 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: 1/06/2022

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



EXHIBIT A

LOT 20 OF SURVEY RECORDED DECEMBER 3, 1998 IN VOLUME 21 OF SURVEYS, PAGE(S) 85 THROUGH 87, UNDER AUDITOR'S FILE NO. 9812030124, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT(S) 15 AND 16, BLOCK 1124, AND LOT(S) 15 THROUGH 21, INCLUSIVE, BLOCK 1125, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE(S) 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject To:

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

Granted to: Rock Ridge LLC
Purpose: Access and utility easement and road maintenance agreement
Recording Date: December 3, 1998
Recording No.: 9812030123
Affects: Said premises and other property

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said road by the common users.

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: October 22, 1998
Recording No.: 9810220058

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: Rock Ridge Homeowners Association
Recording Date: October 22, 1998
Recording No.: 9810220058

Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 9812030124

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: December 21, 2021
Recording No.: 202112210103

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 15, 2021

between Renate E Beltz James E Beltz ("Buyer")
Buyer Buyer

and Hoyer Homes LLC ("Seller")
Seller

concerning 3709 W 12th 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: Renate E Beltz 11/15/2021
Buyer 11:07:12 AM PST Date

[Signature] 11/15/21
Seller Date

Authenticated: James E Beltz 11/15/2021
Buyer 11:03:00 AM PST Date

Seller Date