

When recorded return to:

Sarah J. Bear, Hannah M. Pino and John Stephen Robinson-Pino
20962 Hermway Heights Drive
Mount Vernon, WA 98274

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 220192M

CHICAGO TITLE
62-0051198

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 Sarah J. Bear, an unmarried person as to 50% interest and Hannah M. Pino and John Stephen Robinson-Pino, a married couple, as to 50% interest

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

Abbreviated Legal:
LT 2, SHORT PLAT NO. PL08-0098, Skagit County, Washington. **SW 16-33-04**

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): P128192/ 330416-3-005-1400

Dated April 25, 2022

Hoyer Homes LLC

By: Keith Hoyer, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221799

May 02 2022

Amount Paid \$13469.60

Skagit County Treasurer

By Josie Bear 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: 4/27/2022



Notary Public in and for the State of Washington
Residing at ARLINGTON
My appointment expires: 2/10/2024

EXHIBIT A

LOT 2, SHORT PLAT NO. PL08-0098, APPROVED JANUARY 7, 2009, RECORDED JANUARY 8, 2009, UNDER SKAGIT COUNTY RECORDING NO. 200901080074, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF TRACT 4 OF SHORT PLAT NO. 130-78, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 33, RANGE 4 EAST, W.M.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AS DELINEATED ON THE FACE OF SHORT PLAT NO. PL08-0098, APPROVED JANUARY 7, 2009, RECORDED JANUARY 8, 2009, UNDER SKAGIT COUNTY RECORDING NO. 200901080074, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS DELINEATED ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 130-78, AS APPROVED DECEMBER 28, 1978, AND RECORDED DECEMBER 28, 1978, IN VOLUME 3 OF SHORT PLATS, PAGES 57 AND 58, UNDER AUDITOR'S FILE NO. 893793, 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 set forth in a document:

Recorded: October 4, 1960
 Auditor's No(s): Volume 312, Page 173, records of Skagit County, Washington
 In favor of: Mount Vernon Young Men's Christian Association
 For: Right-of-way for ingress and egress over and across subject property
 Affects: A 16 foot strip of land, the exact location of which is not disclosed on the record

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

Recorded: August 14, 1979
 Auditor's No(s): 7908140007, records of Skagit County, Washington
 For: Puget Sound Power and Light Company
 Affects: The East 10' of the North 10' of said premises and other property

Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
 Recording No.: 99302

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry:

Recorded: May 1, 1920
 Auditor's No.: 141727, records of Skagit County, Washington
 Executed By: English Lumber Company
 As Follows: Reserving, however, unto the grantor, its mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract and remove the same; provided, however, that the grantor, its successors or assigns, shall pay to the grantee, his heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gases, and by the operation of prospecting for and mining the same

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 SKAGIT COUNTY SHORT PLAT NO. 130-78:

Recording No.: 893793

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 SKAGIT COUNTY SHORT PLAT NO. PL08-0098:

Recording No.: 200901080074

Terms and conditions under Skagit County Planning & Development Services Lot of Record Certification;

Recording Date: June 23, 2008

Recording No.: 2008 06230181

Affects: Parent Short Plat

Terms and conditions under Skagit County Planning & Development Services Lot of Record Certification;

Recording Date: January 8, 2009

Recording No.: 200901080075

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."

City, county or local improvement district assessments, if any.

It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may appear on future tax rolls.