

When recorded return to:

Crystle Stidham-Tinges and Brad Tinges
3905 Stankus Place
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235849
Mar 17 2023
Amount Paid \$13656.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 230041M

CHICAGO TITLE
020053625

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 Crystle Stidham-Tinges and Brad Tinges, wife and husband the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
LT 6, CITY OF ANACORTES SP NO. SP-06-009, REC NO. 200709050035, BEING PTN NE 1/4 SW 1/4 SEC 30-35-2E, W.M., AKA LT A, HOYER HOMES LLA REC NO. 202111030116, Skagit County, WA

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): P126634/350230-3-008-0600

Dated March 3, 2023

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: 3/10/2023

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



EXHIBIT A

LOT 6 CITY OF ANACORTES SHORT PLAT NO. SP-06-009, AS APPROVED AUGUST 24, 2007 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.;

EXCEPT THE WEST 12 FEET THEREOF;

ALSO KNOWN AS LOT A OF HOYER HOMES LOT LINE ADJUSTMENT, RECORDED UNDER RECORDING NUMBER 202111030116, RECORDS OF SKAGIT COUNTY.

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: Cascade Natural Gas Corporation
Purpose: pipeline(s)
Recording No.: 580944

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

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

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

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

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 Short Plat No. SP-06-009:

Recording No.: 200709050035

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

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 Hoyer Homes Lot Line Adjustment:

Recording No: 202111030116

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

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

UNOFFICIAL DOCUMENT