

When recorded return to:

Shelley Rene Brencick Higman and Anastasia M.
Brencick
1515 12th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250201

Jan 24 2025

Amount Paid \$17749.11

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Chicago Title
500155818

Escrow No.: 500155818

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hoyer Homes, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Shelley Rene Brencick Higman and Anastasia M. Brencick, a
married couple

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.)

BLK 40, LTS 13 THROUGH 24, BLK 41, BLK 48, BLK 49, LTS 1 THROUGH 6 & LTS 19
THROUGH 22 OF BLK 50, LAKE CAMPBELL ADDN TO THE CITY OF ANACORTES AKA LT 8,
SVY, REC NO. 200303250116

Tax Parcel Number(s): P60768 / 3842-048-016-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 10, 2025

Hoyer Homes, LLC

BY: Keith Hoyer
Authorized SignatoryState of WashingtonCounty of SKagitThis record was acknowledged before me on JANUARY 22, 2025 by Keith Hoyer as
Authorized Signatory of Hoyer Homes, LLC.

(Signature of notary public)

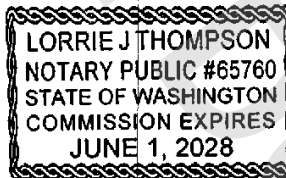
Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P60768 / 3842-048-016-0007

BLOCK 40, LOTS 13 THROUGH 24 OF BLOCK 41, BLOCK 48, BLOCK 49, LOTS 1 THROUGH 6 AND LOTS 19 THROUGH 22 OF BLOCK 50, LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 88, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF THE ADJACENT STREETS AND ALLEYS THAT WOULD, UPON VACATION, ATTACH TO SAID BLOCKS BY OPERATION OF LAW.

(ALSO KNOWN AS LOT 8, SURVEY RECORDED MARCH 25, 2003, UNDER RECORDING NO. 200303250116, RECORDS OF SKAGIT COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 the Plat of Lake Campbell Addition to the City of Anacortes:

Recording No: Volume 2 Page 88

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 17, 1979
 Recording No.: 7909170046
 In favor of: Jacob Olson and Raymond Olson
 For: Right of way purposes
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: September 2, 1980
 Recording No.: 8009020055
 In favor of: Raymond O. Olsen, Winnifred Olsen and Moira C. Olsen individually and
 Executor of the Estate of Jacob Olsen
 For: Ingress, egress and utilities
4. Restriction contained in deed;
 Recorded: August 6, 1984
 Recording No.: 8408060027
 As Follows:
 In accordance with Board of County Commissioners for Skagit County. Resolution #10145 and Variance Number V-84-025, the property conveyed by this Deed is to be used only for right of way purposes and not for building purposes
5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 8, 1984
 Recording No.: 8410080065
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
6. Affect, if any, of the easement recorded under Recording No. 8904030097, records of Skagit County, Washington
7. Easement, including the terms and conditions thereof, granted by instrument(s);

EXHIBIT "B"**Exceptions
(continued)**

Recorded: March 27, 1992
 Recording No.: 9203270121
 In favor of: Cascade Natural Gas Corporation
 For: Pipelines

8. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 14, 1997
 Recording No.: 9702140107
 For: Ingress, egress and utilities

Said instrument is a re-recording of instrument (s);

Recorded: June 3, 1996
 Recording No.: 9606030090

9. Private roadways and easements disclosed by the Survey of Scimitar Ridge recorded under Recording No. 9610220001, records of Skagit County, Washington, in Volume 18 of Surveys, page 188. The survey discloses a 60-foot roadway running in a North/South direction through said premises.

10. Easement reserved on deed recorded on June 25, 1997, under Recording No. 9706250095, records of Skagit County, Washington;

In Favor Of: Floyd A. Willette and Mary S. Willette, husband and wife
 For: Ingress, egress and utilities

11. Public and private easements, if any, over vacated portion of said premises.

12. Terms, conditions and restrictions of that instrument entitled Lot Certification;

Recording Date: January 2, 2001
 Recording No.: 200101020088

13. 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: January 29, 2003
 Recording No.: 200301290168

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 26, 2003
 Recording No.: 200302260051

EXHIBIT "B"Exceptions
(continued)

Recording Date: March 5, 2003
Recording No.: 200303050097

Recording Date: November 28, 2011
Recording No.: 201111280110

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

Imposed by: Lakewood Park Association
Recording Date: January 29, 2003
Recording No.: 200301290168

15. 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 Boundary Line Adjustment Survey:

Recording No: 200303250116

16. Joint Use Water Agreement, including the terms, covenants and provisions thereof;

Recording Date: February 16, 2012
Recording No.: 201202160055

17. Skagit County Planning & Development Services Plat Lot of Record Certification, and the terms and conditions thereof:

Recording Date: November 18, 2021
Recording No.: 202111180021

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