

**When recorded return to:**  
Christopher Irish and Kimberly Irish  
7734 31st Avenue SW  
Seattle, WA 98126

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250516  
Feb 26 2025  
Amount Paid \$15970.00  
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  
500156748

Escrow No.: 500156748

### 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 Christopher Irish and Kimberly Irish, a married couple

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

BLOCK 42 AND BLOCK 47, LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS AT 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 7 OF SURVEY RECORDED MARCH 25, 2003, UNDER AUDITOR'S  
FILE NO. 200303250116, RECORDS OF SKAGIT COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P60765/3842-042-000-0008

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: February 20, 2025

Hoyer Homes, LLC

BY: Keith HoyerKeith Hoyer  
Authorized SignatoryState of WashingtonCounty of SkagitThis record was acknowledged before me on 2-21-25 by Keith Hoyer as  
Authorized Signatory of Hoyer Homes, LLC.Teresa D Varnes

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 5-29-27

## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: March 27, 1992  
 Recording No.: 9203270121, records of Skagit County, Washington  
 In favor of: Cascade Natural Gas Corporation  
 For: Pipelines
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: February 14, 1997  
 Recording No.: 9702140107, records of Skagit County, Washington  
 For: Ingress, egress and utilities  
  
 Said instrument is a re-recording of instrument (s);  
 Recorded: June 3, 1996  
 Recording No.: 9606030090, records of Skagit County, Washington
  
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: October 8, 1984  
 Recording No.: 8410080067, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: Blocks 1, 22, 23, 44 and 45 in The Plat of Lake Campbell Addition to the City of Anacortes, recorded in Volume 2 of Plats, page 88; records of Skagit County, Washington
  
4. 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
  
5. Public and private easements, if any, over vacated portion of said premises.
  
6. 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.
  
7. Affect, if any, of the easement recorded under Recording No. 8904030097, records of Skagit County, Washington
  
8. 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

**EXHIBIT "A"**

Exceptions  
(continued)

law, as set forth on BOUNDARY LINE ADJUSTMENT SURVEY:

Recording No: 200303250116

9. Restriction contained in deed;  
Recorded: August 6, 1984  
Recording No.: 8408060027, records of Skagit County, Washington  
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
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: September 2, 1980  
Recording No.: 8009020055, records of Skagit County, Washington  
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
11. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 17, 1979  
Recording No.: 7909170046, records of Skagit County, Washington  
In favor of: Jacob Olson and Raymond Olson  
For: Right of way purposes
12. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 8, 1984  
Recording No.: 8410080065, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
13. Terms, conditions and restrictions of that instrument entitled Lot Certification;  
  
Recording Date: January 2, 2001  
Recording No.: 200101020088
14. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: January 29, 2003  
Recording No.: 200301290168, records of Skagit County, Washington  
Imposed By: Lakewood Park LLC and Randy S. Previs and Katie L. Previs
15. 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

**EXHIBIT "A"****Exceptions  
(continued)**

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 No.: 200302260051  
Recording No.: 200303050097  
Recording No.: 201111280110

16. Notice of on-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof:

Recording Date: January 11, 2022  
Recording No.: 202201110018

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

Recording Date: December 8, 2021  
Recording No.: 202112080103

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