

When recorded return to:  
Jayden P. Petro and Darby M. Petro  
8569 Timberland Court  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250861  
Mar 27 2025  
Amount Paid \$11253.00  
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  
Builder Services 500157593

Escrow No.: 500157593

### 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 Jayden P. Petro and Darby M. Petro, a married couple

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

LOT 9, FOREST PARK ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED  
FEBRUARY 11, 2009 UNDER RECORDING NO. 200902110084, 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): P128279 / 4890-000-009-0000

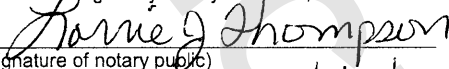
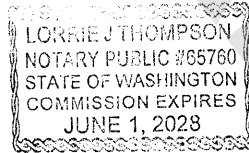
Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: March 19, 2025

Hoyer Homes, LLC

BY: Keith Hoyer  
Authorized SignatoryState of Washington  
County of SKagitThis record was acknowledged before me on March 20, 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"**

## Exceptions

1. 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.: 148894, records of Skagit County, Washington

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.

2. 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: 8601310003

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: April 20, 1987  
 Recording No.: 8704200015  
 In favor of: State of Washington, acting by and through the Department of Natural Resources  
 For: The purpose of construction, reconstruction, use and maintenance of a road or roads for the purpose of hauling forest products and other valuable materials  
 Affects: Easement upon, over and along rights of way thirty (30) feet in width over and across the Northeast Quarter and Southeast Quarter

4. 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. 91-099:

Recording No: 9305280027

5. Terms, conditions, and restrictions of that instrument entitled Variance;

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

Recorded: August 11, 1998  
Recording No: 9808110003

and

Recorded: August 26, 1998  
Recording No: 9808260025

6. Terms, conditions, and restrictions of that instrument entitled Title Notification;

Between: Skagit County  
And: Louis Requa et al  
Recorded: August 23, 2002  
Recording No.: 200208230147  
Affects: This parcel lies within an area or within 500 feet of land designated as natural resource land

7. 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, together with necessary appurtenances  
Recording Date: July 17, 2006  
Recording No.: 200607170156

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 law, as set forth on Forest Park Estates:

Recording No: 200902110084

9. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: February 11, 2009  
Recording No.: 200902110085

10. Maintenance Declaration and the terms and conditions thereof:

Recording Date: February 11, 2009  
Recording No.: 200902110086

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

11. 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: February 11, 2009  
Recording No.: 200902110087

12. 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: Forest Park Estates Homeowner's Association  
Recording Date: February 11, 2009  
Recording No.: 200902110087

13. Proof of Mitigated Water Supply, and the terms and conditions thereof:

Recording Date: April 8, 2021  
Recording No.: 202104080172

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