

202504180047

04/18/2025 10:00 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Darrel Craig Gray, Sr. and Joyce Marie Gray
2061 Mercedes Dr
Lynden, WA 98264

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251156

Apr 18 2025

Amount Paid \$11252.11

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

Escrow No.: 500156591

Chicago Title
500156591

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 Darrel Craig Gray, Sr. and Joyce Marie Gray, a married couple

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

LOT 26, FOREST PARK ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED
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): P128296/ 4980-000-026-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 14, 2025

Hoyer Homes, LLC

BY: [Signature]
Keith Hoyer
Authorized Signatory

State of Washington
County of Snohomish

This record was acknowledged before me on April 15, 2025 by Keith Hoyer as
Authorized Signatory of Hoyer Homes, LLC.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

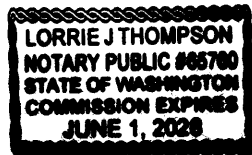


EXHIBIT "A"

Exceptions

1. 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;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: April 1, 1921
Recording No.: 148894, records of Skagit County, Washington
Executed By: State of Washington
Affects: Northeast Quarter of the Southeast Quarter of Section 16-35N-7E
As Follows:

Right of State of Washington or it's successor, subject to payment of compensation therefore, 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 property, as reserved in deed referred to above.
2. Matters disclosed on Survey:

Recorded: January 31, 1986
Volume/Page: Volume 6 of Surveys, page 182
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, dedications, building setback lines, notes and statements, 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

EXHIBIT "A"

Exceptions
(continued)

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

Recorded: August 11, 1998
Recording No.: 9808110003

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

Recording Date: February 11, 2009
Recording No.: 200902110085
10. Terms, conditions, and restrictions of that instrument entitled Maintenance Declaration:

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.: 202104080183

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