

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251588

May 23 2025

Amount Paid \$16860.00
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:
Tyler C. Nimick and Rachel Jacqueline Fremault
6861 Lakewood Park Lane
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Chicago Title
Builder Services 500158284

Escrow No.: 500158284

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 Tyler C. Nimick and Rachel Jacqueline Fremault, a married
couple

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

BLOCK 24 AND BLOCK 25, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES"
FILED 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 5, SURVEY 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): P120711 / 3842-046-000-0300

STATUTORY WARRANTY DEED

(continued)

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: May 13, 2025

Hoyer Homes, LLC

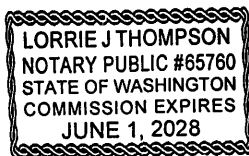
BY: 17Keith Hoyer
Authorized SignatoryState of WashingtonCounty of KingThis record was acknowledged before me on May 16, 2025 by Keith Hoyer as
Authorized Signatory of Hoyer Homes, LLC.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: March 27, 1992
Recording No.: 9203270121, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: Pipelines
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

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(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

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(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Floyd A. Willette and Mary S. Willette, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: June 25, 1997
Recording No.: 9706250095
5. Public and private easements, if any, over vacated portion of said premises.
6. 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,

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

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: 9610220001

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 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(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
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(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: October 8, 1984

EXHIBIT "A"Exceptions
(continued)

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. 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 LLC and Randy S. Previs and Katie L. Previs
 Recording Date: January 29, 2003
 Recording No.: 200301290168

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 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. Agreement, including the terms and conditions thereof; entered into;
 By and Between: Randy and Katie Previs
 Recorded: September 5, 2007
 Recording No.: 200709050093, records of Skagit County, Washington
 Providing: To provide and maintain Road

17. Notice of On-Site Sewage System Maintenance Agreement Requirements and the terms and conditions thereof:

Recording Date: December 1, 2021
 Recording No.: 202112010009

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

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Seller _____ Date 3/26/25

Seller _____ Date _____