202505230062

05/23/2025 12:01 PM Pages: 1 of 6 Fees: \$308.50

Skagit County Auditor, WA

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:



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

Escrow No.: 500158284

Chicago Title Builder Services 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 (LPB 10-05) WA0000816.doc / Updated: 03.22.23

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STATUTORY WARRANTY DEED

(continued)

Subject to:

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

Hoyer Homes, LLC

Keith Hoye Authorized Signatory

County of _

This record was acknowledged before me on Who 2025 by Keith Hoyer as Authorized Signatory of Hoyer Hornes, LLC.

(Signature of notary public)

Notary Public in and for the State of

My appointment expires:

LORRIE J THOMPSON NOTARY PUBLIC #65760 STATE OF WASHINGTON COMMISSION EXPIRES JUNE 1, 2028

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

EXHIBIT "A"

Exceptions

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:

Recording No.:

February 14, 1997 9702140107, records of Skagit County, Washington

For:

Ingress, egress and utilities

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

Recorded: Recording No.:

June 3, 1996

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

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 June 25, 1997

Recording Date: Recording No.:

9706250095

- Public and private easements, if any, over vacated portion of said premises. 5.
- Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 6. 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,

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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

- 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 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

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

Recorded:

October 8, 1984

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

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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

Any unpaid assessments or charges and liability to further assessments or charges, for which 14. 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

Agreement, including the terms and conditions thereof; entered into: 16.

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

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

Recording Date:

December 1, 2021

Recording No.:

202112010009

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

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Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014 Northwest Multiple Listing Service ALL RIGHTS RESERVED

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,	mes LLC Hoyer	Buyer		("Seller"
Sell	er	Seller	· · · · · · · · · · · · · · · · · · ·	(Seliei
oncerning6861	Lakewood Park Ln (Lot 5	Anacortes	WA 98221 State Zip	(the "Property"
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