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08/05/2025 03:35 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Larry R Hill
23696 Lake Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252512
Aug 05 2025
Amount Paid \$10096.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
6200 59581

Escrow No.: 620059581

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandon L Hoyle and Lisa J Hoyle, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Larry R Hill, an unmarried man

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

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

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

PTN LTS 6 & 7, BLK 3, NORTH PARK ADDN TO CLEAR LAKE

Tax Parcel Number(s): P74967 / 4142-003-007-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8/1/2025

Brandon L. Hoyle
Brandon L Hoyle

Lisa J Hoyle
Lisa J Hoyle

State of Montana
County of Sanders

This record was acknowledged before me on Aug. 1, 2025 by Brandon L. Hoyle and Lisa J Hoyle.

Rita K. Hanson
(Signature of notary public)
Notary Public in and for the State of Montana
My appointment expires: 9/9/2027

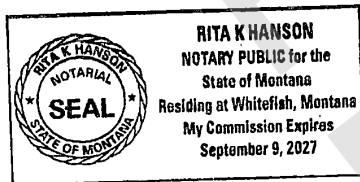


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74967 / 4142-003-007-0008

THE EAST HALF OF LOTS 6 AND 7, BLOCK 3, NORTH PARK ADDITION TO CLEAR LAKE,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 16,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 the Plat of North Park Addition to Clear Lake Washington:

Recording No: 112558

2. Variance No. 95-047 and the terms and conditions thereof:

Recording Date: January 4, 1996

Recording No.: 9601040045

3. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2025
Tax Account Number:	P74967 / 4142-003-007-0008
Levy Code:	3352

EXHIBIT "B"

Exceptions
(continued)

Assessed Value-Land:	\$195,600.00
Assessed Value-Improvements:	\$268,300.00
General and Special Taxes:	Billed:\$4,228.49
	Paid: \$2,114.31
	Unpaid:\$2,114.18

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