

202509250042

09/25/2025 01:02 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Ryan P. Broussard
8630 Trillium Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253145

Sep 25 2025

Amount Paid \$10629.11
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Chicago Title
500162344

Escrow No.: 500162344

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 Ryan P. Broussard, an unmarried person

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

LOT 21, FOREST PARK ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED
FEBRUARY 11, 2009 UNDER RECORDING NUMBER 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): P128291/4980-000-021-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: September 22, 2025

Hoyer Homes, LLC

BY: _____

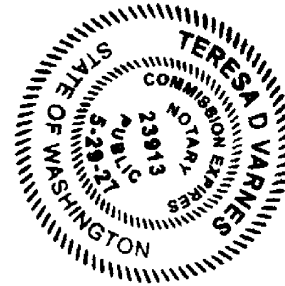
Keith Hoyer
Authorized SignatoryState of WashingtonCounty of SkagitThis record was acknowledged before me on 9-24-25 by Keith Hoyer as
Authorized Signatory of Hoyer Homes, LLC.Teresa D Varnes
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 5/29/27

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
Auditor's 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
Auditor's File No.: 8601310003
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 20, 1987
Auditor's No(s): 8704200015, records of Skagit County, Washington
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
5. Variance Permit VA 98 0105:

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

Recording Date: August 11, 1998
Recording No.: 9808110003

6. Order, Reconsideration of an Application by John Abenroth and Louis Requa for a Road Variance PL98-0105.rec:

Recording Date: August 26, 1998
Recording No.: 9808260025

7. Terms, conditions, and restrictions of that instrument entitled Title Notification:

Recording Date: August 23, 2002
Recording No.: 200208230147

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 the Plat of Forest Park:

Recording No: 200902110084

9. 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

10. Plat Lot of Record Certification

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

11. Terms, conditions, and restrictions of that instrument entitled Maintenance Declaration:

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

12. 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

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

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

13. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

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

14. Proof of Mitigated Water Supply (New User):

Recording Date: April 8, 2021
Recording No.: 202104080178

15. Liability to future assessments, if any, levied by Forest Park Estates Homeowners Association.

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