

When recorded return to:

Otto Haffner and Samantha Haffner
6981 Lakewood Park Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253676

Nov 12 2025

Amount Paid \$16539.60

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.: 500163088

Chicago Title
500163088

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 Otto Haffner and Samantha Haffner, a married couple

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

BLOCKS 22 AND 23, LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES,
WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, 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 1 OF SURVEY RECORDED UNDER AUDITOR?'S FILE NO.
200303250116, RECORDS OF SKAGIT COUNTY, WASHINGTON)

SITUATED IN SKAGIT COUNTY, WASHINGTON

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

Tax Parcel Number(s): P120709 / 3842-046-000-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 6, 2025

Hoyer Homes, LLC


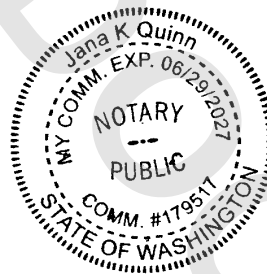
BY: Keith Hoyer
Authorized SignatoryState of WashingtonCounty of SkagitThis record was acknowledged before me on November 10, 2025 by Keith Hoyer as
Authorized Signatory of Hoyer Homes, LLC.
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 06/29/2027

EXHIBIT "A"

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 Lake Campbell Addition to the City of Anacortes:

Recording No: Volume 2, Page 88

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

In favor of: Cascade Natural Gas Corporation
Purpose: Pipelines
Recorded: March 27, 1992
Recording No.: 9203270121
Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities
Recorded: February 14, 1997
Recording No.: 9702140107
Affects: Portion of said premises

Said instrument is a re-recording of instrument:

Recorded: June 3, 1996
Recording No.: 9606030090

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

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recorded: October 8, 1984
Recording No.: 8410080067
Affects: Portion of said premises

5. Easement reserved on deed recorded on June 25, 1997, under Recording No. 9706250095, records of Skagit County, Washington;

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

In Favor Of: Floyd A. Willette and Mary S. Willette, husband and wife
 Purpose: Ingress, egress and utilities

6. Public and private easements, if any, over vacated portion of said premises.
7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 22, 1996
 Recording No.: 9610220001
 Matters shown: 60-foot roadway running in a North/South direction through said premises
8. Affect, if any, of the easement recorded under Auditor's File No. 8904030097, records of Skagit County, Washington
9. 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:

Recording No: 200303250116
10. Restriction contained in deed:

Recorded: August 6, 1984
 Recording No.: 8408060027
 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
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Raymond O. Olsen, Winnifred Olsen and Moira C. Olsen individually and
 Executor of the Estate of Jacob Olsen
 Purpose: Ingress, egress and utilities
 Recorded: September 2, 1980
 Recording No.: 8009020055
 Affects: Portion of said premises
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

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

In favor of: Jacob Olson and Raymond Olson
 Purpose: Right of way
 Recorded: September 17, 1979
 Recording No.: 7909170046
 Affects: Portion of said premises

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

In favor of: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recorded: October 8, 1984
 Recording No.: 8410080065
 Affects: Portion of said premises

14. Planning & Permit Center record of Lot Certification and the terms and conditions thereof:

Recording Date: January 2, 2001
 Recording No.: 200101020088

15. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Imposed By: Lakewood Park LLC and Randy S. Previs and Katie L. Previs
 Recorded: January 29, 2003
 Recording No.: 200301290168

16. 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

Recorded: January 29, 2003
 Recording No.: 200301290168

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200302260051
 Recording No.: 200303050097
 Recording No.: 201111280110

17. 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:

EXHIBIT "A"Exceptions
(continued)

Imposed by: Lakewood Park Association
Recorded: January 29, 2003
Recording No.: 200301290168

18. Planning & Permit Center Lot of record Certification and the terms and conditions thereof:

Recording Date: March 25, 2003
Recording No.: 200303250117

said instrument re-recorded under recording no. 202111180018

19. Operation-Maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems and the terms and conditions thereof:

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

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Transmission, distribution and sale of electricity
Recording Date: June 28, 2023
Recording No.: 202306280034
Affects: Portion of said premises

21. Assessments, if any, levied by Lakewood Park Association.

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