

When recorded return to:

Lawrence Tyler Berner and Mackenzie Jo Berner
8570 Trillium Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260392

Feb 13 2026

Amount Paid \$10629.11
Skagit County Treasurer
By Angie Aiumu Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Chicago Title
500165322

Escrow No.: 500165322

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 Lawrence Tyler Berner and Mackenzie Jo Berner, a married
couple

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

LOT 25, FOREST PARK ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED
FEBRUARY 11, 2009 UNDER AUDITOR'S FILE NO. 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): P128295/4980-000-025-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 9, 2026

Hoyer Homes, LLC

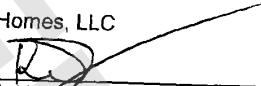
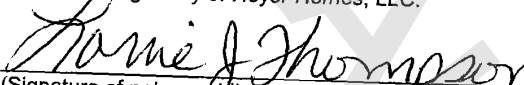
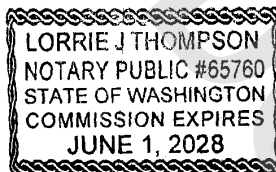
BY: Keith Hoyer
Authorized SignatoryState of WASHINGTONCounty of SKagitThis record was acknowledged before me on February 11, 2026 by Keith Hoyer as
Authorized Signatory of Hoyer Homes, LLC.
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"

Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 148894

No determination has been made as to the current ownership or other matters affecting said reservations.

2. 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 Survey:

Recording No: 8601310003

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

Granted to: State of Washington, acting by and through the Department of Natural Resources
Purpose: Road, and hauling forest products and other valuable materials
Recording Date: April 20, 1987
Recording No.: 8704200015

4. 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 SKAGIT COUNTY SHORT PLAT NO. 91-099:

Recording No: 9305280027

5. Variance, and the terms and conditions thereof:

Recording No.: 9808110003
Recording No.: 9808260025

EXHIBIT "A"Exceptions
(continued)

6. Title Notification, and the terms and conditions thereof:
- Between: Skagit County and Louis Requa et. al.
Recording Date: August 23, 2002
Recording No.: 200208230147
Affects: This parcel lies within an area or within 500 feet of land designated as natural resource land
7. 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
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 Estates:
- Recording No: 200902110084
9. Plat Lot of Record Certification
- Recording Date: February 11, 2009
Recording No.: 200902110085
10. Terms, conditions, and restrictions of that instrument entitled Maintenance Declaration;
- Recording Date: February 11, 2009
Recording No.: 200902110086
11. 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: February 11, 2009
Recording No.: 200902110087

EXHIBIT "A"Exceptions
(continued)

12. 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: Forest Park Estates Homeowner's Association
13. 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."
14. City, county or local improvement district assessments, if any.