

When recorded return to:

Mr. and Mrs. Erik G. Massey
11959 Sunrise Plateau Drive
Anacortes, WA 98221



201601280052

Skagit County Auditor \$75.00
1/28/2016 Page 1 of 3 11:27AM

Filed for Record at Request of
Leo Palmer Escrow, Inc.
Escrow Number: 13697

Grantor: Hoyer Homes, LLC
Grantee: Erik G. Massey and Angela J. Massey

CHICAGO TITLE
620025946

Statutory Warranty Deed

THE GRANTOR Hoyer Homes, LLC, A Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Erik G. Massey and Angela J. Massey, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot R Fidalgo Bay Add to Anacortes Map of Aggregation Situated in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P60704/3841-016-028-0001

Dated January 25, 2016

Hoyer Homes, LLC

By: Keith Hoyer, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016270
JAN 28 2016

Amount Paid \$ 9,439.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Keith Hoyer is the person(s) who appeared before me, and said person(s) acknowledge he signed this instrument, on oath he is/are authorized to execute the instrument and acknowledge that as the Member of Hoyer Homes, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-27-2016

Candace A. Rummelhart
Notary Public in and for the State of Washington
Residing at Lake Stevens
My appointment expires: December 7, 2017

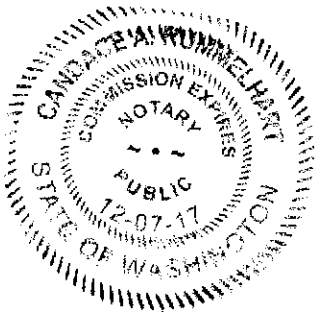


EXHIBIT A

Lot R, Fidalgo Bay Addition to Anacortes Map of Aggregation, recorded in Volume 12 of surveys, pages 147 and 148, under Auditor's File No. 9204200040, records of Skagit County, Washington, being a portion of Blocks 15 through 32, Fidalgo Bay Addition to Anacortes, according to the plat thereof, recorded in Volume 2 of plats, page 24, records of Skagit County, Washington.

Situate in Skagit County, Washington.

SUBJECT TO:

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 20, 1951
Auditor's No(s): 459750, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement disclosed in Order Vacating County Road;
Recorded: July 23, 1984
Auditor's No(s): 8407230001, records of Skagit County, Washington
As follows:

. . . did vote to vacate said rights of way on the express condition that Mr. Miller provide access to timber lands owned by the City of Anacortes. Such access being provided in the form of an easement which was accepted by the City of Anacortes on July 9, 1984.

Public or private easements, if any, lying within vacated roads.

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 Fidalgo Bay Addition to Anacortes Map of Aggregation:
Recording No: 9204200040

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 20, 1993
Auditor's No(s): 9312200181, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 23, 1996
Auditor's No(s): 9610230048, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 21, 1994
Auditor's No(s): 9412210105, records of Skagit County, Washington
In favor of: City of Anacortes
For: Waterlines
Affects: Roadways delineated on Survey Map of Aggregation

Agreement for Development, Improvement, and Proceeds Distribution and the terms and conditions thereof
Recording Date: December 23, 1993
Recording No.: 9312230021

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 8, 1997
Auditor's No(s): 9709080043, records of Skagit County, Washington
In favor of: John C. Wiegand et ux et al
For: Ingress, egress and utilities
Affects: Right of ways described as Fire Lane and San Juan Hill Road
Amended by instrument(s):
Recording Date: December 30, 2008
Recording No: 200812300089

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 26, 1998
Auditor's No(s): 9806260018, records of Skagit County, Washington
In favor of: Karl W. Nevitt
For: Ingress, egress and utilities
Affects: Right of ways delineated on Map of Aggregation

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: April 22, 1991

Auditor's No(s): 9104220048, records of Skagit County, Washington
Executed By: John L. Miller and Margaret K. Miller, husband and wife

Amended by instrument(s):

Recorded: September 12, 1991; August 27, 1992; November 19, 1993; April 28, 1995; October 24, 1995; July 12, 1996; April 3, 1997, June 25, 2004, December 10, 2010, July 22, 2011 and October 30, 2012

Auditor's No(s): 9109120049, 9208270046, 9311190025, 9504280099, 9510240136, 9607120100, 9704030052, 200406250107, 201012100104, 201107220084 and 201210300055, records of Skagit County, Washington

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed in instrument

Recorded: April 22, 1991

Auditor's No.: 9104220048, records of Skagit County, Washington

Imposed by: Fidalgo Bay Community Association

Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof

Recording Date: August 8, 2014

Recording No.: 201408080039

Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: October 14, 2005

Recording No.: 200510140009

Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: January 26, 2015

Recording No.: 201501260110