



201604180119

Skagit County Auditor \$74.00
4/18/2016 Page 1 of 2 11:33AM

When recorded return to:

Hoyer Homes, LLC
1801 Grove Street, Suite B
Marysville, WA 98270

Filed for Record at Request of
Lee Palmer Escrow, Inc.
Escrow Number: 13832

Grantor: PBWA Properties, LLC
Grantee: Hoyer Homes, LLC

CHICAGO TITLE
620024686 BARGAIN AND SALE DEED

THE GRANTOR PBWA Properties, LLC, A Washington Limited Liability Company or and in consideration of ONE HUNDRED TWENTY TWO THOUSAND AND NO/100 Dollars \$122,000.00, in hand paid, bargains, sells, and conveys to Hoyer Homes, LLC, A Washington Limited Liability Company the following described estate, situated in the County of Skagit, State of Washington:

Lots 19 and 20, VIEW CREST ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated 17th Street abutting Lot 20, which would attach by operation of law, pursuant to City of Mount Vernon Ordinance No. 2451 which was recorded on July 29, 1991 under Auditor's File No. 9107290003, records of Skagit County, Washington. Situated in Skagit County, Washington.

Tax Parcel Number(s): P54714/3765-000-031-0002

See Exhibit A attached hereto and made a part hereof for easements, covenants, conditions, restrictions of record:

Dated: April 13, 2016

PBWA Properties, LLC

Terry Daughters
By: Terry Daughters, Executive Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161396
APR 18 2016

Amount Paid \$ 2176.60
Skagit Co. Treasurer
By: [Signature] Deputy

STATE OF Washington }
County of Whatcom } SS:

I certify that I know or have satisfactory evidence that Terry Daughters is the person who appeared before me, and said person he acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the EVP/CCO of Peoples Bank

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 14, 2016

[Signature]
Notary Public in and for the State of WA
Residing at Ferndale, WA
My appointment expires: 4/21/20

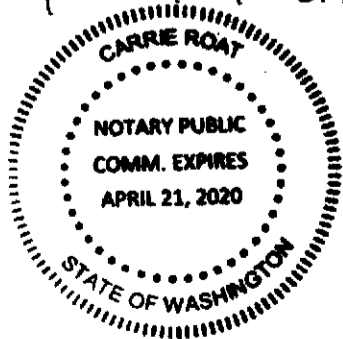


EXHIBIT A

SUBJECT TO:

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: September 21, 1900

Auditor's No.: 34276m Volume 41, page 285, records of Skagit County, Washington

Executed By: W.M. Lindsey, etal

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 View Crest Addition:

Recording No: 560797

Agreement to Perform including the terms, covenants and provisions thereof

Recording Date: December 29, 1988

Recording No.: 8812290015

Ordinance No. 2451 including the terms, covenants and provisions thereof

Recording Date: July 29, 1991

Recording No.: 9107290003

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 City of Mount Vernon BLA No. PL-14-076:

Recording No: 201410240112