

UNRECORDED



Skagit County Auditor
6/14/2016 Page 1 of 2 2:14PM \$74.00

When recorded return to:
James A. Trotter
5113 Sunset Avenue
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A111462

Statutory Warranty Deed

A111462

GUARDIAN NORTHWEST TITLE CO.

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 James A. Trotter, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Tr. A, Norman & Woods Subdivision (aka Lot B, SP #ANA 08-002)

Tax Parcel Number(s): P132492, 3808-000-042-1008

Lot B, City of Anacortes Short Plat No. ANA 08-002, recorded October 27, 2014 under Auditor's File No. 201410270134, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 6/06/2016

Hoyer Homes, LLC

By: Keith Hoyer, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016243
JUN 14 2016

Amount Paid \$ 6377.40
Skagit Co. Treasurer
By *man* Deputy

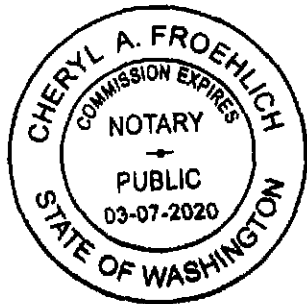
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Keith Hoyer is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it 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: 6-9-16

Cheryl A. Froehlich

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 3/7/20



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EXHIBIT A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Norman & Wood's Sub-Division
Recorded: September 9, 1929
Auditor's No.: 226514

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey
Recorded: February 1, 2008
Auditor's No.: 200802010072

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat Ana 08-002
Recorded: October 27, 2014
Auditor's No.: 201410270134

D. TERMS AND CONDITIONS OF SHARED DRIVEWAY MAINTENANCE AGREEMENT:

Dated: January 14, 2015
Recorded: January 16, 2015
Auditor's No.: 201501160106