

When recorded return to:

The Farm At Hoehn Road, LLC
29727 Lyman Hamilton Highway
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4588
Oct 30 2020
Amount Paid \$2645.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-7031

THE GRANTOR(S) Sharon Hyatt, as her separate estate and as Personal Representative of the Estate of Charles R. Hyatt, deceased,, 1250 Rd S SE, Moses Lake, WA 98837,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to The Farm At Hoehn Road, LLC, a Limited Liability Company

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

**FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.**

Abbreviated legal description: Property 1:
Ptn of Lot 35, Tract 2, Peaveys Acreage 1&2

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 described in Exhibit "B" attached hereto

Tax Parcel Number(s): P68011, P68009, P68008

Dated: 10-28-2020

Sharon Hyatt
Sharon Hyatt

Estate of Charles R. Hyatt

By: Sharon Hyatt P.R.
Sharon Hyatt, Personal Representative

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Sharon Hyatt and Sharon Hyatt, Personal Representative of Estate of Charles R. Hyatt is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 28th day of October, 2020

Glenda N. Hartzell
Signature

Ofc Mgr/Leg. Secretary
Title

My appointment expires: 7/01/2022



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 27135 Hoelm Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P68011, P68009, P68008

Property Description:

LOT 35 OF TRACT 2, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THE SOUTH 20 FEET OF SAID LOT 35 CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES, BY DEED DATED JULY 12, 1909 AND RECORDED AUGUST 1, 1910 IN VOLUME 65 OF DEEDS, PAGE 343, UNDER AUDITOR'S FILE NO. 80503,

ALSO EXCEPT THE NORTH 132 FEET OF THE EAST 310 FEET OF SAID LOT 35.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7031-KH

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EXHIBIT B

20-7031-KH

1. Regulatory notice/agreement regarding On Site Sewer that may include covenants, conditions and restrictions affecting the subject property, recorded December 20, 1988 as Auditor's File No. 8812200001 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skagit County Public Works Survey recorded August 27, 2010 as Auditor's File No. 201008270136.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

3. Unrecorded leaseholds, if any, and rights of parties in possession, if any.