

When recorded return to:

Keith Hoyer, Member
1801 Grove Street Unit B
Marysville, WA 98270

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 210334M

CHICAGO TITLE
(02004828)

Statutory Warranty Deed

THE GRANTOR Happy Land 1, LLC, an Oklahoma limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Hoyer Homes LLC, A Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lots 1,2,5,7 and 8, Survey 200303250116 in Lake Campbell Add. to Anacortes

For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P120709 / 3842-046-000-0100, P60769 / 3842-048-024-0007, P120711 / 3842-046-000-0300, P60765 / 3842-042-000-0008, P60768 / 3842-048-016-0007

Dated July 6, 2021

Happy Land 1, LLC

By: Houshang Seradge, M.D., Manager

CHARLES BROWN
Notary Public, State of Oklahoma
Commission #20009995
My Commission Expires 08/17/2024

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3274
Jul 19 2021
Amount Paid \$12561.80
Skagit County Treasurer
By Josie L Bear Deputy

STATE OF Oklahoma)
COUNTY OF Oklahoma) SS:

I certify that I know or have satisfactory evidence that Houshang Seradge, M.D.
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
Manager of Happy Land 1, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 12 2021

Charles Brown
Notary Public in and for the State of Oklahoma
Residing at Oklahoma County
My appointment expires: August 17 2024

EXHIBIT A

Parcel A:

Blocks 22 and 23, Lake Campbell Addition to the City of Anacortes, Washington, as per plat recorded in Volume 2 of plats, page 88, records of Skagit County, Washington.

Together with those portions of the adjacent streets and alleys that would, upon vacation, attach to said blocks by operation of law.

(Also known as Lot 1 of Survey recorded under Auditor's File No. 200303250116, records of Skagit County, Washington.)

Situate in the City of Anacortes, County of Skagit, State of Washington.

parcel B:

Block 44, Lake Campbell Addition to the City of Anacortes, according to the plat thereof recorded in Volume 2 of plats, page 88, records of Skagit County, Washington.

Together with those portions of the adjacent streets and alleys that would, upon vacation, attach to said Block by operation of law.

(Also known as Lot 2 of Survey recorded March 25, 2003, under Auditor's File No. 200303250116, records of Skagit County, Washington)

Situate in Skagit County, Washington.

Parcel C:

Block 24 and Block 25, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at page 88, records of Skagit County, Washington;

TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.

(Also known as Lot 5, SURVEY AUDITOR'S FILE NO. 200303250116, records of Skagit County, Washington)

Situated in Skagit County, Washington

Parcel D:

Block 42 and Block 47, Lake Campbell Addition to the City of Anacortes, according to the plat thereof recorded in Volume 2 of plats at page 88, records of Skagit County, Washington;

Together with those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law;

(Also known as Lot 7 of Survey recorded March 25, 2003, under Auditor's File No. 200303250116, records of Skagit County, Washington)

Situate in Skagit County, Washington.

Parcel E:

Block 40, Lots 13 through 24 of Block 41, Block 48, Block 49, Lots 1 through 6 and Lots 19 through 22 of Block 50, LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 88, records of Skagit County, Washington;

TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.

(Also known as Lot 8, Survey recorded march 25, 2003, under Auditor's File No. 200303250116, records of Skagit County, Washington).

Situated in Skagit County, Washington.

Subject To:

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 27, 1992
Recording No.: 9203270121, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: Pipelines

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 14, 1997
Recording No.: 9702140107, records of Skagit County, Washington
For: Ingress, egress and utilities

Said instrument is a re-recording of instrument (s);
Recorded: June 3, 1996
Recording No.: 9606030090, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 8, 1984
Recording No.: 8410080067, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Blocks 1, 22, 23, 44 and 45 in The Plat of Lake Campbell Addition to the City of Anacortes, recorded in Volume 2 of Plats, page 88, records of Skagit County, Washington

Easement reserved on deed recorded on June 25, 1997, under Recording No. 9706250095, records of Skagit County, Washington;
In Favor Of: Floyd A. Willette and Mary S. Willette, husband and wife
For: Ingress, egress and utilities

Public and private easements, if any, over vacated portion of said premises.

Private roadways and easements disclosed by the Survey of Scimitar Ridge recorded under Recording No. 9610220001, records of Skagit County, Washington, in Volume 18 of Surveys, page 188. The survey discloses a 60-foot roadway running in a North/South direction through said premises.

Affect, if any, of the easement recorded under Recording No. 8904030097, records of Skagit County, Washington
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 BOUNDARY LINE ADJUSTMENT SURVEY.

Recording No.: 200303250116
Restriction contained in deed;
Recorded: August 6, 1984
Recording No.: 8408060027, records of Skagit County, Washington
As Follows:
In accordance with Board of County Commissioners for Skagit County. Resolution #10145 and Variance Number V-84-025, the property conveyed by this Deed is to be used only for right of way purposes and not for building purposes

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 2, 1980
Recording No.: 8009020055, records of Skagit County, Washington
In favor of: Raymond O. Olsen, Winnifred Olsen and Moira C. Olsen individually and Executor of the Estate of Jacob Olsen
For: Ingress, egress and utilities

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 17, 1979
Recording No.: 7909170046, records of Skagit County, Washington
In favor of: Jacob Olson and Raymond Olson
For: Right of way purposes

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 8, 1984
Recording No.: 8410080065, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Terms, conditions and restrictions of that instrument entitled Lot Certification;

Recording Date: January 2, 2001
Recording No.: 200101020088

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 29, 2003
Recording No.: 200301290168, records of Skagit County, Washington
Imposed By: Lakewood Park LLC and Randy S. Previs and Katie L. Previs

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: January 29, 2003; February 26, 2003 and March 5, 2003
Recording No.: 200301290168

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200302260051
Recording No.: 200303050097
Recording No.: 201111280110

Agreement, including the terms and conditions thereof; entered into:

By: Randy and Katie Previs
And Between: Randy and Katie Previs
Recorded: September 5, 2007
Recording No.: 200709050093, records of Skagit County, Washington
Providing: To provide and maintain Road
Affects: Parcel C

Joint Use Water Agreement, including the terms, covenants and provisions thereof;

Recording Date: February 16, 2012
Recording No.: 201202160055

Affects: Parcel E