

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: 210560M

Statutory Warranty Deed

202990-LT

THE GRANTOR FPE Birdsvew, 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 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, 8-12, 19-23, 25-26, 28-29, Forest Park Estates & Lots 1-3, SP 91-099, AF #9305280027 (ptn NE 1/4 SE 1/4, 16-35-7 E W.M.)

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): 4980-000-001-0000/P128271, 4980-000-002-0000/P128272, 4980-000-008-0000/P128278, 4980-000-009-0000/P128279, 4980-000-010-0000/P128280, 4980-000-011-0000/P128281, 4980-000-012-0000/P128282, 4980-000-019-0000/P128289, 4980-000-020-0000/P128290, 4980-000-021-0000/P128291, 4980-000-022-0000/P128292, 4980-000-023-0000/P128293, 4980-000-025-0000/P128295, 4980-000-026-0000/P128296, 4980-000-028-0000/P128298, 4980-000-029-0000/P128299, 350716-4-001-0100/P108794, 350716-4-001-0200/P108795, 350716-4-001-0300/P108796

Dated October 26, 2021

FPE Birdsvew, LLC

By: Louis H Requa, Member

By: Joann Requa, Member

By: Dolores A Abenroth, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-5097
NOV 05 2021

Amount Paid \$ 32,630⁰⁰
By LT Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Louis H Requa 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 Member of FPE Birdsvew, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/2/2021 Alexandria Denise Lloyd

Notary Public in and for the State of Washington
Residing at Stamwood
My appointment expires: 12/09/22



STATE OF Washington }
COUNTY OF Snohomish } SS:

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

Dated: 11/02/2021 Alexandria Denise Lloyd



Notary Public in and for the State of Washington
Residing at Starwood
My appointment expires: 12/09/22

STATE OF Washington }
COUNTY OF Snohomish } SS:

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

Dated: 11/02/2021 Alexandria Denise Lloyd



Notary Public in and for the State of Washington
Residing at Starwood
My appointment expires: 12/09/22

EXHIBIT A

PARCEL "A":

Lots 1-2, 8-12, 19-23, 25-26, 28-29, "PLAT OF FOREST PARK ESTATES" as per plat recorded on February 11, 2009, under Auditor's File No. 200902110084, records of Skagit County, Washington.

Situate in the ~~City of Burlington~~, County of Skagit, State of Washington.

PARCEL "B":

Lots 1-3, Short Plat No. 91-099, approved May 25, 1993, recorded May 28, 1993 in Volume 10 of Short Plats, page 198, under Auditor's File No. 9305280027, and being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 35 North, Range 7 East, W.M.

Situate in the County of Skagit, State of Washington.

Subject To:

Reservations contained in deed from the State of Washington recorded April 1, 1921, under Auditor's File No. 148894, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same, and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above. (Affects the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 35 North, Range 7 East, W.M.)

MATTERS DISCLOSED BY RECORD OF SURVEY:

Filed: January 31, 1986
Volume/Page: Volume 6 of Surveys, page 182
Auditor's File No.: 8601310003

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: State of Washington, acting by and through the Department of Natural Resources
Area Affected: A permanent easement upon, over and along rights of way thirty (30) feet in width over and across the NE 1/4 SE 1/4
Purpose: The purpose of construction, reconstruction, use and maintenance of a road or roads for the purpose of hauling forest products and other valuable materials
Dated: April 2, 1987
Recorded: April 20, 1987
Auditor's No.: 8704200015

VARIANCE, AND THE TERMS AND CONDITIONS THEREOF:

Variance Nos.: VA 98 0105 and PL98-0105.REC
Recorded: August 11, 1998 and August 26, 1998
Auditor's File Nos.: 9808110003 and 9808260025
Regarding: Reference is made to the record for full particulars

TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Louis Requa et al
Recorded: August 23, 2002
Auditor's File No.: 200208230147
Regarding: This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals: or from spraying, pruning, harvesting or extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource lands operation when performed in compliance with best management practices and local, state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity
Area Affected: A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.
Recorded: July 17, 2006
Auditor's No.: 200607170156

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Forest Park Estates
Recorded: February 11, 2009
Auditor's No.: 200902110084

LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: February 11, 2009
Auditor's File No.: 200902110085

MAINTENANCE DECLARATION FOR FOREST PARK ESTATES, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: February 11, 2009
Auditor's No.: 200902110086

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Declaration Dated: January --, 2009
Recorded: February 11, 2009
Auditor's No.: 200902110087
Executed By: Forest Park Estates, LLC, a Washington limited liability company

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: 91-099
Recorded: May 28, 1993
Auditor's File No.: 9305280027

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity
Area Affected: Portion of subject premises and other lands
Dated: July 6, 2006
Recorded: July 17, 2006
Auditor's File No.: 200607170156

PROOF OF MITIGATED WATER SUPPLY AND THE TERMS AND CONDITIONS THEREOF:

Recorded: April 8, 2021 and April 9, 2021
Auditor's Nos.: 202104080169, 202104080170, 202104080171, 202104080172, 202104080173, 202104080174, 202104080175, 202104080176, 202104080177, 202104080178, 202104080179, 202104080180, 202104080182, 202104080183, 202104080185, 202104080186, 202104080187, 202104080188, and 202104090186

Authentisign ID: E401D2B7-6931-4BA2-A581-C1C2122E3FED

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated Sept. 27, 2021
between Homer Homes LLC Buyer ("Buyer")
and FPE Birdview, LLC Seller ("Seller")
concerning lots 1, 2, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25 Concrete Seller
26, 28, 29, Short Plat Lot 1, 2, 4, 3 Trillium Lane City (the "Property")
Address Concrete State Wa Zip 98237

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1/4 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticates
Keith Hoyer 09/29/2021
Buyer Date
09/29/2021 5:55:33 PM PDT

[Signature] 11/22/21
[Signature] 3/20/21
[Signature] 11/02/21
[Signature] 3/26/21
[Signature] 11/05/21
Seller Date

Buyer Date