

When recorded return to:

Michael S. Skaar and Diane M. Ferguson  
3909 Stankus Place  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236115  
Apr 14 2023  
Amount Paid \$13745.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: 230003M

Statutory Warranty Deed **CHICAGO TITLE**  
620053427

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 Michael S. Skaar, An Unmarried Person and Diane M. Ferguson, An Unmarried Person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 7, Short Plat No. ANA-06-009 In SW, 30-35-2E, W.M., Skagit County, WA

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): P126635 / 350230-3-008-0700

Dated April 6, 2023

Hoyer Homes LLC

By: Keith Hoyer, Member

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Keith Hoyer 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 Hoyer Homes LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4/11/2023



[Signature]  
Notary Public in and for the State of Washington  
Residing at ARLINGTON  
My appointment expires: 2/10/2024

**EXHIBIT A**

LOT 7, City of Anacortes Short Plat No. SP-06-009, as approved August 24, 2007 and Recorded September 5, 2007 under Auditor's File No. 200709050035, records of Skagit County Washington; being a portion of the Northeast quarter of the Southwest quarter of Section 30, Township 35 North, Range 2 East, W.M.

Together with the West 12 feet of Lot 6 abutting.

(Also known as Lot B of Hoyer Homes Lot Line Adjustment Recorded under Recording No. 202111030116)

Situated in Skagit County, Washington.

**Subject To:**

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation  
Purpose: pipeline(s)  
Recording No.: 580944

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Carolee C. Van Luyen  
Purpose: Ingress, egress and utilities  
Recording Date: February 13, 1979  
Recording No.: 896564

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Richard A. Johnson and Joyce M. Johnson, husband and wife  
Purpose: ingress, egress and utilities  
Recording Date: February 28, 1974  
Recording No.: 797096

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Ann M. Kidder  
Purpose: Sewer and water lines  
Recording Date: December 30, 1991  
Recording No.: 9112300159

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: June 18, 2007  
Recording No.: 200706180165

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Short Plat No. SP-06-009:

Recording No.: 200709050035

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 5, 2007  
Recording No.: 200709050036

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Hillcrest Development Community Association  
Recording Date: September 5, 2007  
Recording No.: 200709050036

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Hoyer Homes Lot Line Adjustment:

Recording No.: 202111030116

Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: November 3, 2021

Recording No.: 202111030117

It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may appear on future tax rolls.