

202408050035

08/05/2024 10:38 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

**When recorded return to:**  
Matthew Gauthier  
14865 Deception Rd  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241650  
Aug 05 2024  
Amount Paid \$10986.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Chicago Title  
620056411

Escrow No.: 245464494

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ricardo Aguilar and Natalie Esparza, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Matthew Gauthier, an unmarried person

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

LOTS 18, 19, 20, 21 AND 22, BLOCK 135, MAP OF FIDALGO CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 113, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THE VACATED ALLEY ADJACENT TO LOTS 20, 21 AND 22 THAT HAS REVERTED TO SAID PREMISES BY OPERATION OF LAW. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: EXHIBIT "A" attached hereto and made a part hereof

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P73165

STATUTORY WARRANTY DEED  
(continued)

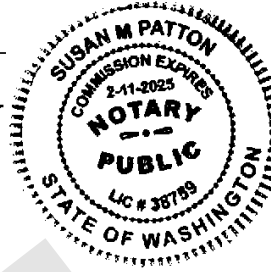
Dated: August 2, 2024

*R. O. Aguiar*  
Ricardo Aguilar  
*Natalie Esparza*  
Natalie Esparza

State of Washington  
County of Island

This record was acknowledged before me on 8/2/2024 by Ricardo Aguilar and Natalie Esparza.

*Susan Patton*  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 2-11-2025



## EXHIBIT A

## Special Exceptions

1. 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 Map of Fidalgo:  
  
Recording No: Volume 2 Page 113
2. Public or private easements, if any, over vacated portion of said premises.
3. Agreed Judgment Quieting Title in Commercial Avenue, Washington Avenue, Fourth Street, Fifth Street, and portions of the alleyways of Blocks 133, 134 and 135 all within the Plat of Fidalgo City, including the terms, covenants and provisions thereof  
  
Recording Date: September 19, 1990  
Recording No.: 9009190057  
Superior Cause No: 90-2-00532-4
4. Lot Certification Application including the terms, covenants and provisions thereof  
  
Recording Date: July 23, 1999  
Recording No.: 199907230023
5. Order on Special Use Request SU 05 0290 and Shoreline Substantial Development SL 05 0229 including the terms, covenants and provisions thereof  
  
Recording Date: March 13, 2006  
Recording No.: 200603130175
6. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof  
  
Recording Date: November 13, 2009  
Recording No.: 200911130060
7. Plat Lot of Record Certification and the terms and conditions thereof:  
  
Recording Date: March 14, 2018  
Recording No.: 201803140041
8. 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 survey:  
  
Recording No: 201805240064
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Hoyer Homes, LLC and all future owners  
Purpose: driveway  
Recording Date: May 10, 2019  
Recording No.: 201905100002
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Hoyer Homes, LLC and all future owners  
Purpose: utilities  
Recording Date: November 10, 2020  
Recording No.: 202011100080

EXHIBIT A  
Special Exceptions

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Hoyer Homes LLC, and all future owners  
Purpose: drainage  
Recording Date: December 3, 2020  
Recording No.: 202012030030
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- Year: 2024  
Tax Account Number: P73165 / 4101-135-022-0008  
Levy Code: 1485  
Assessed Value-Land: \$174,900.00  
Assessed Value-Improvements: \$417,500.00
- General and Special Taxes: Billed:\$4772.51  
Paid: \$2,386.30  
Unpaid:\$2,386.21
14. City, county or local improvement district assessments, if any.