

When recorded return to:
Matthew C. Ackerman and Shannon L. Ackerman
8738 Timberland Court
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242244
Sep 20 2024
Amount Paid \$10629.11
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 500153352

Chicago Title
500153352

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hoyer Homes, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Matthew C. Ackerman and Shannon L. Ackerman, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

LT 3, SP NO. 91-099 in SE, 16-35-7E, W.M.

Tax Parcel Number(s): P108796/350716-4-001-0300

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: September 17, 2024

Hoyer Homes, LLC

BY: *KH*
Keith Hoyer
Authorized Signatory

State of Washington
County of SKagit

This record was acknowledged before me on September 18, 2024 by Keith Hoyer as Authorized Signatory of Hoyer Homes, LLC.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108796/350716-4-001-0300

LOT 3 OF SKAGIT COUNTY SHORT PLAT 91-099, SECTION 16, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. TOGETHER WITH THAT PORTION OF LOT 4 SKAGIT COUNTY SHORT PLAT 91-099, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 3 OF SAID SHORT PLAT;

THENCE SOUTH 00 DEGREES 59'44" WEST ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 99.42 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 00'6" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00 DEGREES 59'44" WEST, A DISTANCE OF 116.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77 DEGREES 23'19" AND AN ARC LENGTH OF 20.26 FEET TO A POINT OF COMPOUND CURVATURE WITH THE NORTH RIGHT OF WAY LINE OF THE CAPE HORN ROAD WHICH IS A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 8017.91 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 23'14" AND AN ARC LENGTH OF 54.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 78 DEGREES 46'17" WEST, A DISTANCE OF 36.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00 DEGREES 59'44" EAST ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 150.58 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPT THAT PORTION OF LOT 3 OF SHORT PLAT 91-099, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 00 DEGREES 59' 44" WEST ALONG THE EAST LINE THEREOF, A DISTANCE OF 99.42 FEET; THENCE NORTH 89 DEGREES 00'16" WEST, A DISTANCE OF 200.00 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 00 DEGREES 59'44" EAST ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 99.24 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 03'19" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING OF THIS DESCRIPTION

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves 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

Grantor: State of Washington
Recording No.: 148894

The Company makes no representations about the present ownership of these reserved and excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, 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 land, as reserved in above-referenced deed.

2. 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: 8601310003

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: State of Washington, acting by and through the Department of Natural Resources

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

Recording Date: April 20, 1987

Recording No.: 8704200015

Affects: Easement upon, over and along rights of way thirty (30) feet in width over and across the Northeast Quarter and Southeast Quarter

4. 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 Skagit County Short Plat No. 91-099:

EXHIBIT "B"
Exceptions
(continued)

Recording No: 9305280027

5. Variance and the terms and conditions thereof:

Recorded: August 11, 1998 and August 26, 1998
Recording No: 9808110003
Recording No: 9808260025

6. Title Notification and the terms and conditions thereof;

Recorded: August 23, 2002
Recording No.: 200208230147

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 17, 2006
Recording No.: 200607170156
Affects: Portion of said premises

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 the Plat of Forest Park Estates:

Recording No: 200902110084

9. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: February 11, 2009
Recording No.: 200902110085

10. Maintenance Declaration and the terms and conditions thereof:

Recording Date: February 11, 2009
Recording No.: 200902110086

11. 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,

EXHIBIT "B"

Exceptions
(continued)

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: February 11, 2009
Recording No.: 200902110087

12. 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: Forest Park Estates Homeowner's Association, its successors and assigns
Recording Date: February 11, 2009
Recording No.: 200902110087

13. Proof of Mitigated Water Supply (New User) and the terms and conditions thereof:

Recording Date: April 8, 2021
Recording No.: 202104080174

14. Skagit County Planning & Development Services Lot of Records Certification and the terms and conditions thereof:

Recording Date: June 27, 2022
Recording No.: 202206270016

15. 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 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."

EXHIBIT "B"
Exceptions
(continued)

16. City, county or local improvement district assessments, if any.
17. Lot of Record Certification and the terms and conditions thereof:
Recording Date: September 6, 2024
Recording No.: 202409060054