

When recorded return to:
Eduardo G. Buenaflor
1505 Vista Verde Dr
Escondido, CA 92026

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243032
Nov 21 2024
Amount Paid \$15969.11
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 500154880

Chicago Title
500154880

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 Eduardo G. Buenaflor married as separate estate

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.)

BLK 44, LAKE CAMPBELL ADDN TO THE CITY OF ANACORTES, AKA LT 2, SURVEY, REC
NO. 200303250116

Tax Parcel Number(s): P60769 / 3842-048-024-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 31, 2024

Hoyer Homes, LLC

BY: *Ky*
Keith Hoyer
Authorized Signatory

State of Washington
County of Skagit

This record was acknowledged before me on November 6, 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

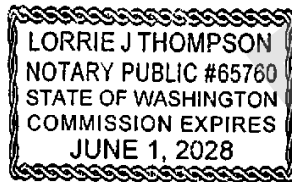


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P60769 / 3842-048-024-0007

BLOCK 44, LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, WASHINGTON,
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 RECORDING NO.
200303250116, RECORDS OF SKAGIT COUNTY, WASHINGTON)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 the Plat of Lake Campbell Addition to the City of Anacortes, Washington, recorded in Volume 2 of Plats, Page 88:

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 17, 1979
 Recording No.: 7909170046
 In favor of: Jacob Olson and Raymond Olson
 For: Right of way purposes

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 2, 1980
 Recording No.: 8009020055
 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

4. 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

5. 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

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 8, 1984
 Recording No.: 8410080067
 In favor of: Puget Sound Power & Light Company

EXHIBIT "B"Exceptions
(continued)

- 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
7. Affect, if any, of the easement recorded under Recording No. 8904030097, records of Skagit County, Washington
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 27, 1992
Recording No.: 9203270121
In favor of: Cascade Natural Gas Corporation
For: Pipelines
9. 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.
10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 14, 1997
Recording No.: 9702140107
For: Ingress, egress and utilities
Said instrument is a re-recording of instrument (s);
Recorded: June 3, 1996
Recording No.: 9606030090
11. 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
12. Terms, conditions and restrictions of that instrument entitled Lot Certification;
Recording Date: January 2, 2001
Recording No.: 200101020088
13. Public and private easements, if any, over vacated portion of said premises.
14. 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

EXHIBIT "B"**Exceptions
(continued)**

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

15. Covenants, conditions and restrictions 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: January 29, 2003
Recording No.: 200301290168

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 26, 2003
Recording No.: 200302260051

Recording Date: March 5, 2003
Recording No.: 200303050097

Recording Date: November 28, 2011
Recording No.: 201111280110

16. 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

17. Operation-Maintenance & Monitoring Requirement for Proprietary onsite sewage systems and the terms and conditions thereof:

Recording Date: December 1, 2021
Recording No.: 202112010009

18. 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: To Construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility one or more utility systems for the purposes of

EXHIBIT "B"

Exceptions
(continued)

transmission, distribution and sale of electricity
Recording Date: June 6, 2023
Recording No.: 202306060022
Affects: A portion of said premises

19. City, county or local improvement district assessments, if any.