



201412190092

Skagit County Auditor

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When recorded return to:

STEPHEN OBERHOFER and CARLA F.
OBERHOFER
11925 SUNRISE PLATEAU DRIVE
ANACORTES, WA 98221

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No.: 20798

Title Order No.: 620022744 ✓

THE GRANTOR(S)

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

STEPHEN OBERHOFER and CARLA F. OBERHOFER, Husband and Wife

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

LOT P, FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION, RECORDED IN VOLUME 12 OF SURVEYS, PAGES 147 AND 148, UNDER AUDITOR'S FILE NO. 9204200040, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF BLOCKS 15 THROUGH 32, FIDALGO BAY ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 3841-017-025-0002

SUBJECT TO: See "Exhibit A" attached hereto and made a part hereof.

Dated: DECEMBER 18, 2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144837

DEC 19 2014

HOYER HOMES, LLC, A Washington Limited Liability Company

BY: 
KEITH HOYER, Member

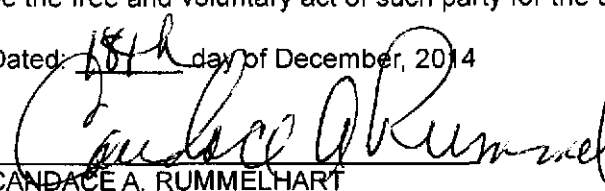
Amount Paid \$ 890592
Skagit Co. Treasurer
By  Deputy

STATE OF Washington) ss.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that KEITH HOYER is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Member of HOYER HOMES, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 18th day of December, 2014


CANDACE A. RUMELHART
Notary Public in and for the State of Washington
residing at LAKE STEVENS
My Commission Expires: 12/07/17

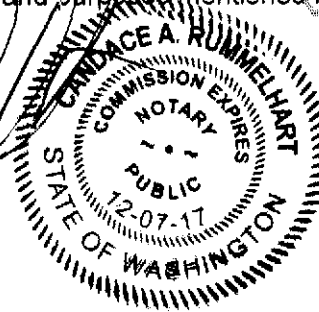


EXHIBIT "A"

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 20, 1951
Auditor's No(s): 459750, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement disclosed in Order Vacating County Road;
Recorded: July 23, 1984
Auditor's No(s): 8407230001, records of Skagit County, Washington
As follows:

... did vote to vacate said rights of way on the express condition that Mr. Miller provide access to timber lands owned by the City of Anacortes. Such access being provided in the form of an easement which was accepted by the City of Anacortes on July 9, 1984.

Public or private easements, if any, lying within vacated roads.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Fidalgo Bay Addition to Anacortes Map of Aggregation:

Recording No: 9204200040

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 20, 1993
Auditor's No(s): 9312200181, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 23, 1996
Auditor's No(s): 9610230048, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 21, 1994
Auditor's No(s): 9412210105, records of Skagit County, Washington
In favor of: City of Anacortes
For: Waterlines
Affects: Roadways delineated on Survey Map of Aggregation

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 8, 1997
Auditor's No(s): 9709080043, records of Skagit County, Washington
In favor of: John C. Wiegand et ux et al
For: Ingress, egress and utilities
Affects: Right of ways described as Fire Lane and San Juan Hill Road

Amended by instrument(s):

Recording Date: December 30, 2008
Recording No: 200812300089

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 26, 1998
Auditor's No(s): 9806260018, records of Skagit County, Washington
In favor of: Karl W. Nevitt
For: Ingress, egress and utilities
Affects: Right of ways delineated on Map of Aggregation



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Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: April 22, 1991

Auditor's No(s): 9104220048, records of Skagit County, Washington

Executed By: John L. Miller and Margaret K. Miller, husband and wife

Amended by instrument(s):

Recorded: September 12, 1991; August 27, 1992; November 19, 1993; April 28, 1995; October 24, 1995; July 12, 1996; April 3, 1997; June 25, 2004, December 10, 2010, July 22, 2011 and October 30, 2012

Auditor's No(s): 9109120049, 9208270046, 9311190025, 9504280099, 9510240136, 9607120100, 9704030052, 200406250107, 201012100104, 201107220084 and 201210300055, records of Skagit County, Washington

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed in instrument

Recorded: April 22, 1991

Auditor's No.: 9104220048, records of Skagit County, Washington

Imposed by: Fidalgo Bay Community Association

Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof

Recording Date: December 13, 2013

Recording No.: 201312130064

Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: December 16, 2013

Recording No.: 201312160066



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