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05/28/2026 03:42 PM Pages: 1 of 6 Fees: $308.50
Skagit County Auditor, WA

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When recorded return to:
Gary William Mitzel
8656 Trillium Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261617
May 28 2026
Amount Paid $11252.11
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

Chicago Title
Builder Services 500168049

Escrow No.: 500168049

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 Gary Mitzel, an unmarried person

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

LOT 20, "PLAT OF FOREST PARK ESTATES", AS PER PLAT RECORDED ON FEBRUARY 11, 2009 UNDER AUDITOR'S FILE NO. 200902110084, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P128290 / 4980-000-020-0000

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: May 26, 2026

Hoyer Homes, LLC

BY: _____
Keith Hoyer
Authorized Signatory

State of Washington
County of Skagit

This record was acknowledged before me on 5-26-26 by Keith Hoyer as Authorized Signatory of Hoyer Homes, LLC.

_____
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 5/26/27



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EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

   From: The State of Washington
   Recorded: April 1, 1921
   Recording No.: 148894, records of Skagit County, Washington
   Executed By: State of Washington
   Affects: Northeast Quarter of the Southeast Quarter of Section 16-35N-7E
   As Follows:

   Right of State of Washington or it's successor, subject to payment of compensation therefore, 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 property, as reserved in deed referred to above.

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

   Recorded: April 20, 1987
   Recording No.: 8704200015, records of Skagit County, Washington
   In favor of: State of Washington, acting by and through the Department of Natural Resources
   For: The purpose of construction, reconstruction, use and maintenance of a road or roads for the purpose of hauling forest products and other valuable materials
   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

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EXHIBIT "A"

Exceptions
(continued)

law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 91-099:

Recording No: 9305280027

5. Terms, conditions, and restrictions of that instrument entitled Variance Permit VA 98 0105;

Recorded: August 11, 1998; August 26, 1998
Recording No.: 9808110003;
Recording No.: 9808260025,

6. Terms, conditions, and restrictions of that instrument entitled Title Notification;

Between: Skagit County Planning & Permit Center
And: Requa Louis et al
Recorded: August 23, 2002
Recording No.: 200208230147, records of Skagit County, Washington
Affects: This parcel lies within an area or within 500 feet of land designated as natural resource land

7. 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 Forest Park Estates:

Recording No: 200902110084

8. 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

9. Skagit County Planning & Development Services Plat Lot of Record Certification

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

10. Maintenance Declaration, and the terms and conditions thereof:

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EXHIBIT "A"

Exceptions
(continued)

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, 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
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.: 202104080177

14. 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."

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EXHIBIT "A"

Exceptions
(continued)

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