202611190064
11/19/2026 02:48 PM Pages: 1 of 5 Fees: $307.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Tamara C Johnston
8593 Trillium Ln
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263797
Nov 19 2026
Amount Paid $10968.20
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

Chicago Title
Builder Services 500173007

Escrow No.: 500173007

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 Tamara C Johnston, an unmarried person and Alexander Duncan Cobbin, III, an unmarried person

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

LOT 28, FOREST PARK ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED 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): P128298 / 4980-000-028-0000

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: November 6, 2026

Hoyer Homes, LLC

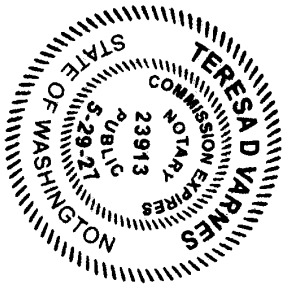
BY: _____
Keith Hoyer
Authorized Signatory

State of Washington

County of Skagit

This record was acknowledged before me on 11-12-26 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: 5/29/27



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EXHIBIT "A"
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

   No determination has been made as to the current ownership or other matters affecting said reservations.

   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 granted in a document:

Granted to:	State of Washington, acting by and through the Department of Natural Resources
Purpose:	Road, and hauling forest products and other valuable materials
Recording Date:	April 20, 1987
Recording No.:	8704200015

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:

   Recording No: 9305280027

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EXHIBIT "A"

Exceptions
(continued)

5. Variance, and the terms and conditions thereof:

   Recording No.: 9808110003
   Recording No.: 9808260025

6. Title Notification, and the terms and conditions thereof:

   Between: Skagit County and Louis Requa et. al.
   Recording Date: August 23, 2002
   Recording No.: 200208230147
   Affects: This parcel lies within an area or within 500 feet of land designated as natural resource land

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

   Granted to: Puget Sound Energy, Inc.
   Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
   Recording Date: July 17, 2006
   Recording No.: 200607170156

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

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

10. Terms, conditions, and restrictions of that instrument entitled Maintenance Declaration;

    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

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EXHIBIT "A"

Exceptions
(continued)

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.: 202104080185

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."

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