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06/11/2024 01:12 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Name: Jason Moore
Address: 1203 188th St NW
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240919

Jun 11 2024

Amount Paid \$2325.00
Skagit County Treasurer
By Lena Thompson Deputy

Escrow Number: 820975RT
Filed for Record at Request of: *Rainier Title, LLC*
212310-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S), David J. Buys and Kathy R. Buys, as Trustees on behalf of the David and Kathy Buys Living Trust dated March 27, 2013 for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Jason Moore, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Lots 24 and 58, Plat of Wilderness Village Div. No. 1, according to the plat thereof, recorded in Volume 10 of Plats, page 48, records of Skagit County; Washington,

Situate in Skagit County, Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lots 24 and 58, Wilderness Village, Div. 1

Tax Parcel Number(s): 4208-000-058-0003/P78243, 4208-000-024-0004/P78207

Dated: JUNE 5, 2024

LPB 10-05 (i-4)

This page is attached to and made a part of the Statutory Warranty Deed

David and Kathy Buys Living Trust dated March 27, 2013

By David J. Buys Trustee Date: 6/7/2024
David J. Buys, Trustee

By Kathy R. Buys Trustee Date: 6/7/2024
Kathy R. Buys, Trustee

STATE OF Washington

COUNTY OF ^{CS} Skagit Whatcom

This record was acknowledged before me on June 7 2024 by David J. Buys and
Kathy R. Buys, as Trustees on behalf of the David and Kathy Buys Living Trust dated March 27, 2013.



Name: Colby Stice
My Commission Expires: 9/27/2027

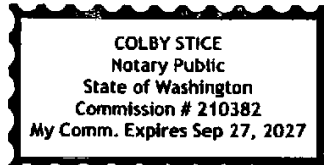


Exhibit A

Subject To:

1. RESTRICTIONS AND PROTECTIVE COVENANTS, A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF:

Instrument Dated: July 2, 1973
Recorded: July 20, 1973
Auditor's No.: 788214
Executed By: Valleys West, a limited partnership, George Theodoratus and Raymond F. Drake, Jr., General Partners

2. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Plat of Wilderness Village Div. No. 1
Recorded: July 20, 1973
Auditor's No.: 788213

3. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: An electric line right of way, together with right to construct, maintain, replace and enlarge one or more in Favor Of: Puget Sound Power and Light Company

Recorded: November 30, 1973
Auditor's No.: 793933

Affects: An easement for overhead power line to be located approximately 20 feet on either side of the centerline on all roads in the above described plat. To be extended in the future to meet load growth electric lines, etc.

4. RESTRICTIONS AND PROTECTIVE COVENANTS, A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF:

Instrument Dated: August 30, 2004
Recorded: September 7, 2004
Auditor's No.: 200409070165
Executed By: Valleys West, a limited partnership, George Theodoratus and Raymond F. Drake, Jr., General Partners

AMENDMENT TO COVENANTS:

Recorded: May 5, 2005
Auditor's No.: 200505050063

AMENDMENT TO COVENANTS:

Recorded: July 23, 2007
Auditor's No.: 200707230123

AMENDMENT TO COVENANTS:

Recorded: March 3, 2018
Auditor's No.: 201803050117

5. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River Creek herein named, or its banks, or which may result from such change in the future:

River/Creek: Skagit River

6. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
7. Any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters, which may cover the land.
8. FINDINGS OF FACT ENTRY OF ORDER AND THE TERMS AND CONDITIONS THEREOF

Recorded: April 19, 1996
Auditor's No.: 9604190071

End of Exhibit A