

When recorded return to:

Sara Mora
1114 Shuler Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241705
Aug 09 2024
Amount Paid \$2053.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-21480

STATUTORY WARRANTY DEED

THE GRANTOR(S) Loren Fox, an unmarried man, and Nichole Ventimiglia, an unmarried woman, each as their separate estate, 5504 79th Avenue Northeast, Marysville, WA 98270,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Sara Mora, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 60, PLAT OF WILDERNESS VILLAGE DIV. I

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P78245

Dated: Aug 8th, 2025

Loren Fox

Nichole Ventimiglia

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21480-KH

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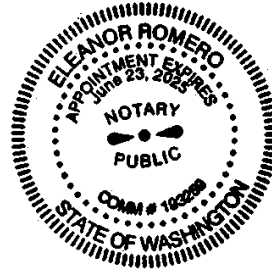
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 8th day of August, 2024 by Loren Fox and Nichole Ventimiglia.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 60 Wilderness Drive, Concrete, WA 98237
Tax Parcel Number(s): P78245

Property Description:

Lot 60, PLAT OF WILDERNESS VILLAGE DIV. NO. 1, as per plat recorded in Volume 10 of Plats, pages 48, 49 and 50, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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EXHIBIT B

24-21480-KH

9. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 30, 2004

Recorded: September 7, 2004

Auditor's No.: 200409070165

Said instrument was modified by instrument recorded March 5, 2018 under Auditor's File No. 201803050117.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 3, 2005

Recorded: May 5, 2005

Auditor's No.: 200505050063

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: July 23, 2007

Auditor's No.: 200707230123

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: March 5, 2018

Auditor's No.: 201803050117

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Wilderness Village Div. No. 1

Recorded: July 20, 1973

Auditor's No.: 788213

11. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded November 30, 1973, as Auditor's File No. 793933.

12. Lot certification, including the terms and conditions thereof, recorded on June 3, 2016 as Auditor's File No. 201606030044. Reference to the record being made for full particulars. The company makes no determination as to its affects.

13. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on June 10, 2016 as Auditor's File No. 201606100070.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed
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