

202502140068

02/14/2025 03:06 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Name: Steve A. Norton and Mary A. Neal-Norton, as Co-Trustees of the Norton Family Trust
Address: PO Box 181
Phillipsville, CA 95559

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250414

Feb 14 2025

Amount Paid \$1317.00
Skagit County Treasurer
By Lena Thompson Deputy

Escrow Number: 821629RT

Filed for Record at Request of: *Rainier Title, LLC*

212621- LT

STATUTORY WARRANTY DEED

THE GRANTOR(S), Jason Moore, an unmarried person 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 Steve A. Norton and Mary A. Neal-Norton, as Co-Trustees of the Norton Family Trust the following described real estate, situated in the County of Skagit, State of Washington:

Lots 24, 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 the County of Skagit, State of Washington.

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

Abbreviated Legal: Lot 24, Wilderness Village, Div. 1

Tax Parcel Number(s): P78207 / 4208-000-024-0004

Dated: FEBRUARY 11, 2025

LPB 10-05 (I-I)

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



Jason Moore

STATE OF Washington

COUNTY OF Skagit ~~to~~ Snohomish

This record was acknowledged before me on Feb 12, 2025 by Jason Moore.





Name: Timothy D Dahlquist
My Commission Expires: 7/19/27

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 Theodoranus 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 Theodoranus 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