

202312190023

12/19/2023 10:57 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Leslie A. Moore
423 N 6th St
Mount Vernon, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20239076

Dec 19 2023

Amount Paid \$5421.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

315 Court Street, PO Box 790
Friday Harbor, WA 98250

CHICAGO TITLE
620055413

Escrow No.: 245460671

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kelly E. Moss, as Trustee of the Testamentary Trust of Essau Jesse Moss f/b/o Barbara A. Moss, under the terms of his Will and First Codicil thereto dated 3/5/2001

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Leslie A. Moore, an unmarried person

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

Unit 106, "ROCKSIDE HOMES LA CONNER, CONDOMINIUM NO. 1," as shown on Survey and Floor Plans recorded April 19, 1979 in Volume 12 of Plats, pages 52 through 55, under Auditor's File No. 7904190001, by Design Elevations filed April 19, 1979 in Auditor's File No. 7904190002, and as identified by Declaration recorded April 19, 1979, under Auditor's File No. 7904190003 and any amendments thereto.

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

Tax Parcel Number(s): P81374 / 4396-000-106-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 15, 2023

The Testamentary Trust of Essau Jesse Moss

BY: Kelly E. Moss, Trustee
Kelly E. Moss
Trustee



State of Washington
County of Skagit

This record was acknowledged before me on December 15, 2023 by Kelly E. Moss, as Trustee of the Testamentary Trust of Essau Jesse Moss.

Kelly K. Miller
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: June 14, 2023

EXHIBIT "A"
Exceptions

1. 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 Map of La Conner:

Recording No: Volume 2, Page 49

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: July 6, 1978

Recording No.: 882870

Affects: Portion of said premises

3. Ordinances No. 463 and the terms and conditions thereof:

Recording Date: July 5, 1979

Recording No.: 7907050021

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 Survey Map and Plans:

Recording No: 7904190001

5. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: Condominium Declaration

Recording Date: April 19, 1979

EXHIBIT "A"**Exceptions
(continued)**

Recording No.: 7904190003

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.