

202412170073

12/17/2024 03:26 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

When recorded return to:  
Eder A Salazar  
1238 Fenske Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20243304  
Dec 17 2024  
Amount Paid \$6405.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620057474

CHICAGO TITLE  
620057474

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Lindsey Jordan Whidden, who acquired title as Lindsey Whidden Moses, as a separate estate and Gregory Moses, as a separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Eder A Salazar, an unmarried man and Vicenta Cortez Salazar, an unmarried woman and Ucelito S Cortez, a married man as his separate estate

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

LOT 10, "PLAT OF GAGES CIRCLE," AS PER PLAT RECORDED ON FEBRUARY 13, 2001,  
UNDER AUDITOR'S FILE NO. 200102130017, 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): P117823 / 4774-000-010-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 12-3-24

Lindsey Jordan Whidden



Gregory Moses

State of \_\_\_\_\_

County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by Lindsey Jordan Whidden.

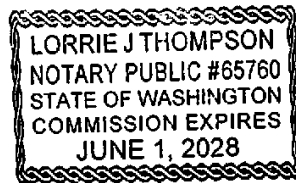
(Signature of notary public)

Notary Public in and for the State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

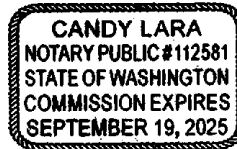
State of WashingtonCounty of SnohomishThis record was acknowledged before me on 12-3-2024 by Gregory Moses.

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 6-1-2028

## STATUTORY WARRANTY DEED

(continued)

Dated: 12/13/24Lindsey Jordan Whidden  
Lindsey Jordan WhiddenGregory Moses  
Gregory MosesState of Washington  
County of Snohomish  
This record was acknowledged before me on 12/13/2024 by Lindsey Jordan Whidden.Candy Lara  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 9-19-25State of \_\_\_\_\_  
County of \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_ by Gregory Moses.\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**EXHIBIT "A"****Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: November 14, 2000  
 Auditor's No.: 200011140036, records of Skagit County, Washington  
 In favor of: Puget Sound Energy  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects:  
 Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)  
 Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.
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 PLAT OF GAGES CIRCLE:  
  
 Recording No: 200102130017
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. 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

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

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."

6. Assessments, if any, levied by Gages Circle Homeowner's Association.
7. Assessments, if any, levied by Burlington.
8. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 11/04/2024  
between Ucelito S Cortez Eder A Salazar Vicenta Cortez Salazar ("Buyer")  
and Lindsey Whidden Greg Moses ("Seller")  
concerning 1238 Fenske Lane Burlington WA 98233 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication  
Eder A Salazar 11/04/2024

Buyer Date

Authentication  
Ucelito S Cortez 11/04/2024

Buyer Date

Authentication  
Vicenta Cortez Salazar 11/04/2024

Authentication  
Greg Moses 10/03/2024

Seller Date

Authentication  
Lindsey Whidden 10/03/2024

Seller Date