

**When recorded return to:**

Dalton Keesecker  
7423 Skagit View Dr  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260472  
Feb 20 2026  
Amount Paid \$7077.00  
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.: 620060956

**INSURED BY  
CHICAGO TITLE**  
620060956

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Matthew N. Molleck as Successor Trustee of The 1999 Mosbey Family Trust UAD  
October 11, 1999

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Dalton Keesecker, an unmarried person

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

LOT 93, PLAT OF VALLEY'S WEST-WILDERNESS VILLAGE DIV. NO. 3, AS PER PLAT  
RECORDED IN VOLUME 15 OF PLATS, PAGE 116, 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): P104381

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 2/14/2026

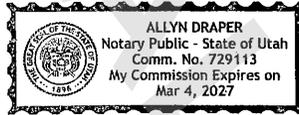
The 1999 Mosbey Family Trust WAD October 11, 1999

BY: [Signature]  
Matthew M. Molleck  
Successor Trustee  
MATTHEW M. MOLLECK

State of Utah  
County of Weber

This record was acknowledged before me on 14 Feb 2026 by Matthew Molleck as Successor Trustee of Mosbey Family Trust.

Allyn Draper  
(Signature of notary public)  
Notary Public in and for the State of Utah  
My appointment expires: 03-04-2027



**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 Plat of Valleys West-Wilderness, Division No. 3:

Recording No: 9311040086

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

Granted to: Puget Sound Power Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line  
Recording Date: November 4, 1993  
Recording No.: 9311040085  
Affects: As described

3. Covenants, conditions, restrictions and easements 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, as set forth in the document

Recording Date: November 4, 1993  
Recording No.: 9311040083

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Wilderness Village Community Association  
Recording Date: November 4, 1993  
Recording No.: 9311040083

5. Covenants, conditions, restrictions and easements 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, as set forth in the document

Recording Date: November 4, 1993  
Recording No.: 9311040084

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

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.
8. The property herein described is carried on the tax rolls as partially exempt under a Senior Citizen's exemption and the assessed values have been "frozen." If said taxes are not paid prior to the sale by or death of the qualifying taxpayer, the exemption will be disallowed, the assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:

Levy Code: 3405

Estimated amount of tax without exemption, including special taxes and charges: \$4,229.28

9. City, county or local improvement district assessments, if any.