

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Erik H. Pedersen  
P.O. Box 6  
Hamilton, WA 98255



200603210177  
Skagit County Auditor

3/21/2006 Page 1 of 1 3:58PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 119137-PE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Jeremy Robertson  
Grantee(s): Erik H. Pedersen and Deborah L. Pedersen  
Abbreviated Legal: Lot 2, SP No. SW-2659; Ptn SW 1/4 of NE 1/4, 23-35-4 E W.M.  
Assessor's Tax Parcel Number(s): 350423-1-006-0400, P123198

THE GRANTOR JEREMY ROBERTSON, a single man, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ERIK H. PEDERSEN and DEBORAH L. PEDERSEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, Short Plat No. SW-2659, recorded August 12, 2005, under Skagit County Auditor's File No. 200508120064, approved August 5, 2005, being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M.;

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities as delineated on the face of said Short Plat No. SW-2659.

Situate in the County of Skagit, State of Washington.


Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 119137-PE.

Dated March 16, 2006

  
Jeremy Robertson

# 1287  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

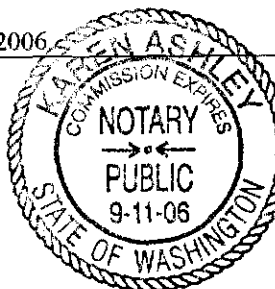
MAR 21 2006


Amount Paid \$ 570.00  
By  Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeremy Robertson  
the person(s) who appeared before me, and said person(s) acknowledged that he  
signed this instrument and acknowledge it to be his free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: March 20th 2006



  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2006