

When Recorded Return to:
DEBRA LEE MATTESON
513 2nd Street
La Conner WA 98257



201003050101

Skagit County Auditor

3/5/2010 Page

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2 1:59PM

Chicago Title Company - Island Division

Order No: 620007721 CLT Title Order No: 620007721

STATUTORY WARRANTY DEED

THE GRANTOR JUNE SCOTT, Co- Personal Representative and ROGER NELSON Co-
Personal Representative of THE ESTATE OF JOHN J. PEDERSEN

for and in consideration of **Two Hundred Thousand and 00/100...(\$200,000.00) DOLLARS**

in hand paid, conveys and warrants to **DEBRA LEE MATTESON, an unmarried woman**

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

Lot 20 and the South 20 feet of Lot 19, Block N, Town of La Conner, according to the Plat,
thereof recorded in Volume 3 of Plats, Page 49, records of Skagit County Washington.

Situated in ~~Island~~ County, Washington.
Skagit

Tax Parcel Number(s): P74028

Subject to: Restrictions, reservations and easements of record and Skagit County Right to
Farm Ordinance as more fully described in Exhibit "A" attached hereto and made a part hereof.

Dated: March 2, 2010

JOHN J. PEDERSEN ESTATE

June Scott
June Scott
Co-Personal Representative

Roger Nelson
Roger Nelson
Co-Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5??

MAR 05 2010

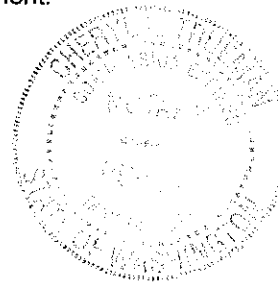
Amount Paid \$ 3565.00
Skagit Co. Treasurer
By Sham Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that June Scott and Rogert Nelson is/are the person(s)
who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on
oath stated that he is / she is / they are authorized to execute the instrument and acknowledged it as the
Co-Personal Representatives of THE JOHN J. PEDERSEN ESTATE to be the free and voluntary act of
such party for the uses and purposes mentioned in this instrument.

Dated:

3/3/10
Cheryl L. Trueman
Cheryl L. Trueman
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/14/11



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EXHIBIT 'A'

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.



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Skagit County Auditor