

When recorded return to:
Joe F. Pedersen and Sharon G. Pedersen
903 Rocky Point Drive
Camano Island, WA 98282



201206130024

Skagit County Auditor

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Recorded at the request of:

File Number: 103828

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

¹⁰³⁸²⁸
THE GRANTOR James S. Rouse and Geneva J. Rouse, Trustees of the Rouse Family Revocable Trust for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joe F. Pedersen and Sharon G. Pedersen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 41, "PLAT OF BLACKBURN RIDGE"

Tax Parcel Number(s): P113191, 4708-000-041-0000

Lot 41, "PLAT OF BLACKBURN RIDGE", as per plat recorded in Volume 16 of Plats, pages 206 through 208, inclusive, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 6/11/12

Rouse Family Revocable Trust

Geneva J. Rouse Trustee
By: Geneva J Rouse, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121699

JUN 13 2012

Amount Paid \$ 3369.20
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF Clark } SS:

I certify that I know or have satisfactory evidence that Geneva J. Rouse is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledged it as the Trustee of Rouse Family Revocable Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-11-2012

Christine A. Mitten

Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires: 4-01-2015

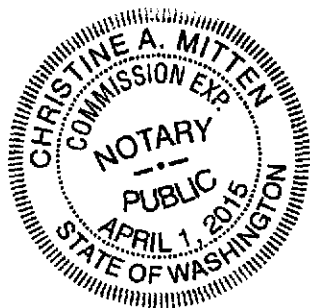


Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 103828
5 of 9

SCHEDULE "B-1"

EXCEPTIONS:

A. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: Keith and Regina Ash, husband and wife
Dated: September 16, 1981
Recorded: September 23, 1981
Auditor's No.: 8109230024
Providing: Right to connect subject property to City sewer

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Blackburn Ridge
Recorded: January 30, 1998
Auditor's No: 9801300134

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: January 29, 1998
Recorded: January 29, 1998
Auditor's No: 9801290061
Executed by: Dean M. Holt and Gunnar Pedersen

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 20, 1998
Recorded: March 10, 1998
Auditor's No: 9803100092
Executed by: Gunnar Pedersen and Dean Holt



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