



201401300076

Skagit County Auditor

\$74.00

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3 3:45PM

When recorded return to:

Erik Helge Pedersen
Po Box 6
Hamilton, WA 98255
561-829810

Order No. 107001

GUARDIAN NORTHWEST TITLE CO.

107001

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S) The Secretary of Housing & Urban Development for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Erik Helge Pedersen, a married man as his separate estate the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:
Lot 7, Cedar Park Plat

Complete legal description attached hereto as Exhibit "A" and made a part hereof.

Tax Parcel Number(s): :P119220, 4795-000-007-0000

"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 described in Exhibit "B" attached hereto."

Dated: 1/27/14

Department of Housing and Urban Development

[Signature]
By: *[Signature]*, Authorized Agent

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2014320

JAN 30 2014

Amount Paid \$~~0~~
Skagit Co. Treasurer
By *[Signature]* Deputy

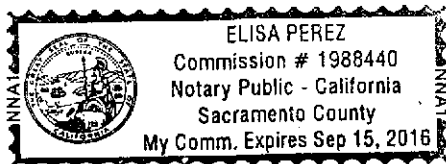
STATE OF California }
COUNTY OF Skagit Sacramento } SS:

I certify that I know or have satisfactory evidence that Yolanda Alexander is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Authorized Agent of Department of Housing and Urban Development, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1/27/14

[Signature]

Notary Public in and for the State of California
Residing at Washington Elle Grove, CA
My appointment expires: 9/15/16



Escrow No.: 107001

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 7, CEDAR PARK PLAT, according to the Plat thereof recorded June 5, 2002 under Auditor's File No. 200206050104, records of Skagit County, Washington.



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EXHIBIT B

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: September 17, 2001
Auditor's No.: 200109170157
In favor of: Puget Sound Power & Light Company
Affects:

Easement No. 1: All streets and road right-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-ways.

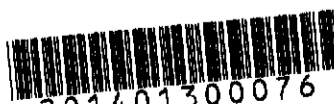
Easement No. 3: All areas located within a 10 feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 foot perimeter of all grantees' ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds.

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

Plat/Subdivision Name: Cedar Park Plat
Recorded: June 5, 2002
Auditor's No.: 200206050104

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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