

When recorded return to:  
Brooke C. Pederson

PO Box 961  
Concrete WA 98237

Recorded at the request of:  
Guardian Northwest Title  
File Number: 108743



Skagit County Auditor \$75.00  
3/5/2015 Page 1 of 4 10:28AM

**Statutory Warranty Deed**

108743-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Kim S. Cugini, a married man, as his separate estate and Caprice C. Cardinal, a married woman, as her separate estate, each as to an undivided one-half interest for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Brooke C. Pederson, ~~presumptively subject to the community interest of her spouse, if married~~ the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

\* an unmarried woman

Section 16, Township 35 North, Range 8 East, Ptn. Gov. Lot 1 (aka Tr. C, SP #95-77)

Tax Parcel Number(s): P44009, 350816-0-010-0209

Tract "C" of Short Plat No. 95-77, approved January 6, 1978, and recorded January 6, 1978, under Auditor's File No. 871601, in Book 2 of Short Plats, page 173, records of Skagit County, Washington; being a portion of Government Lot 1, Section 16, Township 35 North, Range 8 East, W.M.. 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 "A" attached hereto

Dated 2-26-15

Kim S. Cugini

Caprice C. Cardinal

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015669  
MAR 05 2015

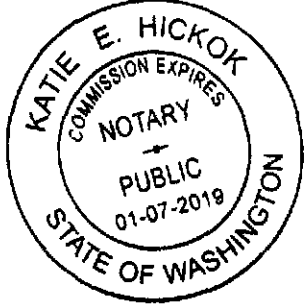
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 3467.10  
Skagit Co. Treasurer  
By MM Deputy

I certify that I know or have satisfactory evidence that Kim S. Cugini and Caprice C. Cardinal, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2-26-15

Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at MT Vernon  
My appointment expires: 1/07/2019



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Abbreviated Legal: *& an unmarried woman*  
Section 16, Township 35 North, Range 8 East, Ptn. Gov. Lot 1 (aka Tr. C, SP #95-77)

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Dated 2-26-15

\_\_\_\_\_  
Kim S. Cugini

*Caprice C. Cardinal*  
\_\_\_\_\_  
Caprice C. Cardinal

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kim S. Cugini and Caprice C. Cardinal, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

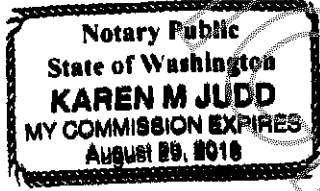
Date: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appointment expires: 1/07/2019

STATE OF Washington }  
County of King } SS:

I certify that I know or have satisfactory evidence that Caprice C Cardinal  
signed this instrument, on oath stated that \_\_\_\_\_  
authorized to execute the instrument and acknowledged it as the \_\_\_\_\_  
of \_\_\_\_\_ to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: 2/26/15



Karen M. Judd  
Printed Name: Karen M. Judd  
Notary Public in and for the State of Washington  
Residing at Maple Valley  
My appointment expires: 08/29/2018

State of Washington }  
County of King } SS:

On this day personally appeared and sworn before me Caprice C. Cardinal  
I certify that I know or have satisfactory evidence that Caprice C. Cardinal, the  
person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and  
acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2/26/15



Karen M. Judd  
Notary Public in and for the State of Washington WW  
Residing at Maple Valley  
My appointment expires: 08/29/2018

STATE OF: Washington }  
County Of: \_\_\_\_\_ } SS

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
signed this instrument, on oath stated that \_\_\_\_\_ is/are authorized to execute the instrument and acknowledged  
it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and  
voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Notary Public in and for the State of: Washington  
Residing at: \_\_\_\_\_  
My appointment Expires: \_\_\_\_\_

Exhibit A

**EXCEPTIONS:**

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 118036, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

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

Recorded: January 5, 1979  
Auditor's No.: 894281  
Executed By: David R. and Faye E. Faddis, husband and wife

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

Recorded: May 24, 1979  
Auditor's No.: 7905240037  
Executed By: David R. and Faye E. Faddis, husband and wife

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

Name: Short Plat 95-77  
Recorded: January 6, 1978  
Auditor's No.: 871601