



When recorded return to:

Mr. and Mrs. Dean Holt
2311 S. 18th Street
Mount Vernon, WA 98274

Skagit County Auditor 3/23/2016 Page 1 of 2 \$74.00 3.25PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 154562-OE ✓

Grantor: Gunnar Pedersen and Judy A. Pedersen
Grantee: Dean Holt and Amy Holt

Statutory Warranty Deed

Land Title and Escrow

THE GRANTOR GUNNAR PEDERSEN and JUDY A. PEDERSEN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DEAN HOLT and AMY HOLT, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: SP #99-0033 In SW 1/4, 3-33-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 330403-1-002-0109, P16245, 330403-1-002-0400, P127064, 330403-1-002-0405, P128686, 330403-1-002-0409, P128687, 330403-1-002-0420, P128688, 330403-1-001-1300, P126951

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. 154562-OE.

Dated March 14, 2016

Gunnar Pedersen

Judy A. Pedersen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016964
MAR 23 2016

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5345.⁰⁰
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Gunnar Pedersen and Judy A. Pedersen

is the person who appeared before me, and said person acknowledged that they
signed this instrument and acknowledge it to their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: March 16, 2016

Karen Ashley
Notary Public in and for the State Of Washington
Residing at Sedro Woolley
My appointment expire: 9/11/2018

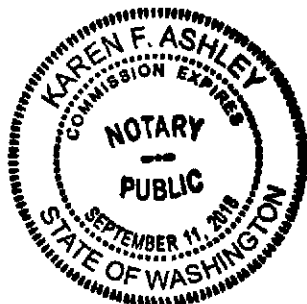


EXHIBIT "A"

Schedule "A-1"

154562-OE

DESCRIPTION:

PARCEL "A":

That portion of Short Plat No. 99-0033, including all lots, tracts and easements therein, as approved March 12, 2009, and recorded March 13, 2009, under Auditor's File No. 200903130064, records of Skagit County, Washington; being more particularly described as follows:

The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities 60 feet in width, as contained in "Easement Exchange Agreement" recorded June 30, 1989, under Auditor's File No. 8906300010, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

~~(See Note #2)~~

PARCEL "B":

A portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 3;
thence South $87^{\circ}31'24''$ West along the North line of said subdivision, a distance of 212.00 feet to the point of beginning of this description;
thence South $35^{\circ}08'43''$ West, a distance of 189.38 feet;
thence South $87^{\circ}31'24''$ West, a distance of 755.37 feet;
thence North $02^{\circ}28'36''$ West, a distance of 150.00 feet to the North line of the subdivision;
thence North $87^{\circ}31'24''$ East along the North line of said subdivision to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.