

When recorded return to:  
Rebecca Pedersen  
200 South 24th Street  
Mount Vernon, WA 98274



Skagit County Auditor \$75.00  
4/19/2017 Page 1 of 3 1:52PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030222

CHICAGO TITLE  
620030222

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tonya L. Hyde and Floyd E. Hyde, Jr, wife and husband  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Rebecca Pedersen, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 2, "College Meadow," according to the plat thereof, recorded in Volume 11 of Plats, Page 76,  
records of Skagit County, Washington

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P80149 / 4359-000-002-0007

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 13, 2017

Tonya L. Hyde

Floyd E. Hyde, Jr

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171599

APR 19 2017

Amount Paid \$ 4366.<sup>00</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Tanya L. Hyde + Floyd E. Hyde Jr  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 4-17-17

[Signature]  
Name: Karen Richmond  
Notary Public in and for the State of WA  
Residing at: Everett  
My appointment expires: 7-15-20

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on **Plat of College Meadow**.  
Recording No.: 860937
2. Agreement including the terms and conditions thereof; entered into;  
By and Between: Kerr-Belmark Construction and City of Mount Vernon  
Recording Date: November 9, 1978  
Recording No.: 891029  
Providing: Sewer Connection
3. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: July 26, 1977  
Recording No.: 861447
4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.