



201708150007

Skagit County Auditor \$76.00  
8/15/2017 Page 1 of 3 10:22AM

**AFTER RECORDING MAIL TO:**

Mr. and Mrs. Jeffrey Derek Roberts  
8457 Iron Mountain View Lane  
Concrete, WA 98237

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-162763-SE ✓

*Land Title and Escrow*

**Statutory Warranty Deed**

**THE GRANTOR RUNE O. PEDERSEN**, a single man, as his separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to ~~JEFFERY DEREK ROBERTS~~ and **KATIE ROBERTS**, a married couple the following described real estate, situated in the County of Skagit, State of Washington

*Jeffrey*

Abbreviated Legal: Tract D, SP#91-103; Being A Ptn of 15-35-7 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 350715-2-004-0201, P102966

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 and Escrow Company's Preliminary Commitment No. 01-162763-SE.

Dated August 7, 2017

Rune O Pedersen

2017 3785  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

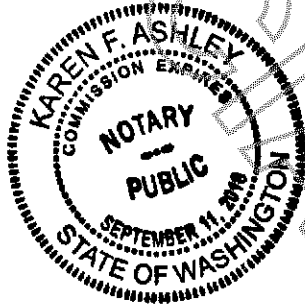
AUG 15 2017

Amount Paid \$ *8905.00*  
By *RAF* Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Rune O Pedersen**  
is the person who appeared before me, and said person acknowledged that he  
signed this instrument and acknowledge it to be free and voluntary act for the  
his  
uses and purposes mentioned in this instrument.

Dated: August 9, 2017



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

## EXHIBIT A

### PARCEL "A":

Tract D, Skagit County Short Plat No. 91-103, approved December 3, 1992, and recorded December 22, 1992, in Volume 10 of Short Plats, page 163, under Auditor's File No. 9212220113, records of Skagit County, Washington; being a portion of Parcel A of Skagit County Short Plat No. 102-78 and a portion of Lot 4 of Skagit County Short Plat No. 6-85, all in Section 15, Township 35 North, Range 7 East, W.M.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

A non-exclusive easement for ingress, egress and utilities across Iron Mountain View Lane as delineated on the face of Skagit County Short Plat No. 91-103, approved December 3, 1992, and recorded December 22, 1992, in Volume 10 of Short Plats, page 163, under Auditor's File No. 9212220113, records of Skagit County, Washington; being a portion of Parcel A of Skagit County Short Plat No. 102-78 and a portion of Lot 4 of Skagit County Short Plat No. 6-85, all in Section 15, Township 35 North, Range 7 East, W.M.

Situate in the County of Skagit, State of Washington.