



201710180061

Skagit County Auditor \$75.00
10/18/2017 Page 1 of 2 1:50PM

When recorded return to:
Brenda G. Valles and Robert G. Unzueta

Recorded at the request of:
Guardian Northwest Title
File Number: 114572

Statutory Warranty Deed

114572
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Joe F. Pedersen and Sharon G. Pedersen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brenda G. Valles and Robert G. Unzueta, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 41, Blackburn Ridge

Tax Parcel Number(s): P113191, 4708-000-041-0000

Lot 41, "PLAT OF BLACKBURN RIDGE", as per plat recorded in Volume 16 of Plats, pages 206 through 208, inclusive, records of Skagit County, Washington.

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 10-13-17

Joe F. Pedersen
Joe F. Pedersen

Sharon G. Pedersen
Sharon G. Pedersen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 4912
OCT 18 2017

Amount Paid \$ 5078.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joe F. Pedersen and Sharon G. Pedersen, 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: 10-13-17

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

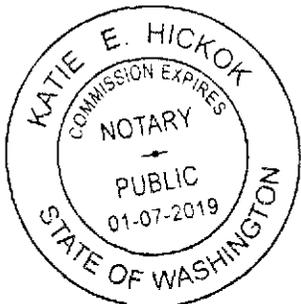


Exhibit A

EXCEPTIONS:

A. STANDARD PARTICIPATION CONTRACT. (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: Keith and Regina Ash, husband and wife
Dated: September 16, 1981
Recorded: September 23, 1981
Auditor's No: 8109230024
Providing: Right to connect subject property to City sewer

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Blackburn Ridge
Recorded: January 30, 1998
Auditor's No: 9801300134

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

Dated: January 29, 1998
Recorded: January 29, 1998
Auditor's No: 9801290061
Executed by: Dean M. Holt and Gunnar Pedersen

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

Dated: February 20, 1998
Recorded: March 10, 1998
Auditor's No: 9803100092
Executed by: Gunnar Pedersen and Dean Holt