

**AFTER RECORDING MAIL TO:**

Judy A. Pedersen  
PO Box 487  
Mount Vernon, WA 98273

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-175813-OE

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-397

Jan 31 2020

Amount Paid \$5693.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**Statutory Warranty Deed**

**THE GRANTORS DANA JOHNSON and DIANA JOHNSON, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **JUDY A. PEDERSEN, a married woman, as her separate property** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tr. B, Rev SP 1-75 AF #859984; Being A Ptn Tr. A, Morgan's Tracts.

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s): 3959-000-016-0502, P67629

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. 01-175813-OE.

Dated January 28, 2020

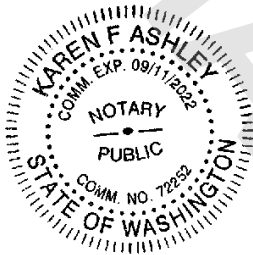
Dana Johnson

Diana Johnson

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dana Johnson and Diana Johnson is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledged it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 29th 2020



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2022

**EXHIBIT A****PARCEL "A":**

Tract "B" of Revised Short Plat No. 1-75, approved May 6, 1977 and recorded July 7, 1977, under Auditor's File No. 859984, in Volume 2 of Short Plats, page 80, records of Skagit County, being a portion of Tract "A", "MORGAN'S TRACTS," as per plat recorded in Volume 6 of Plats, page 11, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

A non-exclusive easements for ingress and egress and for public and private utilities over and across Tracts "C" and "D" of said Revised Short Plat No. 1-75, approved May 6, 1977 and recorded July 7, 1977, under Auditor's File No. 859984, in Volume 2 of Short Plats, page 80, records of Skagit County, being a portion of Tract "A", "MORGAN'S TRACTS," as per plat recorded in Volume 6 of Plats, page 11, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.