

AFTER RECORDING MAIL TO:

**Brittany and Eric Pedersen
24320 SE Tiger Mountain Road
Issaquah, WA 98027**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-183448-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1128
Mar 18 2021
Amount Paid \$3125.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTORS DUNCAN J. FRAZIER and CHERYL D. FRAZIER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BRITTANY PEDERSEN and ERIC PEDERSEN, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 16, Cap Sante Park Add To Anacortes

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3780-000-018-0100, P130573

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record if any.

Dated March 15, 2021

Duncan J. Frazier
Duncan J. Frazier

Cheryl D. Frazier
Cheryl D. Frazier

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Duncan J. Frazier and Cheryl D. Frazier is / are the person(s) 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.

Dated: March 16 2021

Brianna Maldonado

Brianna Maldonado
Notary Public in and for the State of Washington
Residing at Mount Vernon WA 98273
My appointment expires: 08/30/2021

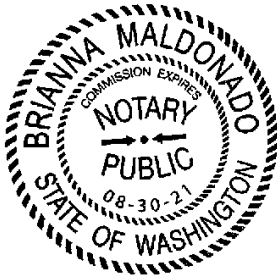


EXHIBIT A

Lot 16, "CAP SANTE PARK ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 52, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated right-of-way adjacent to said Lot 16, vacated by City of Anacortes Ordinance No. 2686, recorded February 2, 2005, under Auditor's File No. 200502020113.

Situate in the City of Anacortes, County of Skagit, State of Washington.