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09/14/2021 09:06 AM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

Document Title:

STATUTORY WARRANTY DEED

Reference Number :

Grantor(s):

additional grantor names on page \_\_\_\_.

1. ROEL PEDROZA

2. LORI J PEDROZA

Grantee(s):

additional grantee names on page 2.

1. ROEL PEDROZA

2. LORI JO PEDROZA

Abbreviated legal description:

full legal on page(s) \_\_\_\_.

LT 84 NOOKACHAMP HILLS P U D PHASE IIA

Assessor Parcel / Tax ID Number:

P120764

additional tax parcel number(s) on page \_\_\_\_.

After Recording Mail To:  
Andrew C. Schuh  
Law Offices of Andrew C. Schuh, PLLC  
1204 Cleveland Avenue  
Mount Vernon, WA 98273

**STATUTORY WARRANTY DEED**

IN WITNESS WHEREOF, Roel Pedroza and Lori J. Pedroza, husband and wife, of 17038 Sockeye Drive, Mount Vernon, WA 98273, (the "Grantors"), for and in consideration of \$10.00, conveys, with general warranty covenants, unto Roel Pedroza and Lori Jo Pedroza as trustees of The Roel and Lori Jo Pedroza Revocable Trust, dated September 8, 2021, (the "Grantees") as the sole tenants, the following described real estate, situated in the county of Skagit, State of Washington, together with all acquired title of the Grantors therein:

Lot 84, NOOKACHAMP HILLS PUD, PHASE IIA, according to the plat thereof, recorded September 15, 2003, under Auditor's File No. 200309150157, records of Skagit County, Washington.

Situated in Skagit County, Washington.


Assessor's Tax Parcel Number(s) 4821-000-084-0000 / P120764

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage, and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: 9-8, 2021

  
Roel Pedroza

  
Lori Jo Pedroza

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2021-1-195  
SEP 13 2021  
Amount paid \$ 0  
By  Skagit Co. Treasurer  
Deputy

State of Washington        )  
  )ss  
County of Skagit            )

I certify that I know or have satisfactory evidence that Roel Pedroza and Lori Jo Pedroza are the persons who appeared before me, acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes in the instrument.

DATED: 9/8, 2021

  
Andrew C. Schuh, Notary Public

My commission expires: 1-29-22

