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03/22/2023 03:34 PM Pages: 1 of 1 Fees: \$203.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 5898
MAR 22 2023

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

Amount Paid \$6
Skagit Co. Treasurer
By GT Deputy

BARGAIN AND SALE DEED

THE GRANTORS, Erik H. Pedersen and Deborah L. Pedersen, husband and wife, in consideration of \$10.00, in hand paid, bargain, sell, and convey to Erik Helge Pedersen and Deborah Lynn Pedersen, as Co-Trustees to The Erik and Deborah Pedersen Revocable Trust dated September 2, 2022, the following described estate, situated in the County of Skagit, State of Washington.

Lot 2, Short Plat No. SW-2659, recorded August 12, 2005, under Skagit County Auditor's File No. 200508120064, approved August 5, 2005; being a portion of the Southwest ¼ of the Northeast ¼ of Section 23, Township 35 North, Range 4 East, W.M.;

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities as delineated on the face of said Short Plat No. SW-2659.

Situate in the County of Skagit, State of Washington.

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 Company's Preliminary Commitment No. 119137-PE.

Tax Parcel Number(s): 350423-1-006-0500 / P123198

The Grantors for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, though, or under said Grantor and not otherwise, they will forever warrant and defend the said described real estate.

Dated: March 21, 2023

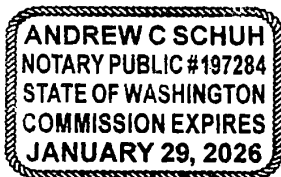

Erik H. Pedersen



Deborah L. Pedersen

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Erik H. Pedersen and Deborah L. Pedersen 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: March 21, 2023




Andrew C. Schuh, Notary Public
My commission expires: 1-29-26