

202303220048
03/22/2023 03:34 PM Pages: 1 of 1 Fees: \$203.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 5899
MAR 22 2023

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

Amount Paid \$-0
Skagit Co. Treasurer
By LT Deputy

BARGAIN AND SALE DEED

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

That portion of Lots 7 and 8, THE MEADOW – PHASE II, according to the plat thereof recorded in Volume 16 of Plats, pages 1 through 7, records of Skagit County, Washington, lying Northerly of the following described line:

Commencing at the Northeast corner of said Lot 7; Thence South 06°58'01" West a distance of 88.23 feet along the Easterly line of said Lot 7 to the true point of beginning; Thence North 70°18'45" West a distance of 82.04 feet; Thence North 43°59'00" West a distance of 50.00 feet to the Southwest corner of said Lot 7 (Northerly corner of Lot 8) and the terminus of said line.

Situate in the County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record.

Tax Parcel Number(s): 4638-000-007-0006 / P106476

The Grantor for himself/herself and for his/her successors in interest does 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 does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, though, or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

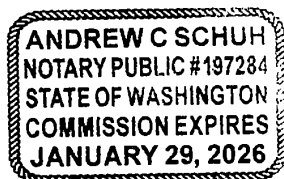
Dated: March 21, 2023

Erik H. Pedersen
Erik H. Pedersen

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Erik H. Pedersen is the person who appeared before me, acknowledged that he 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
Andrew C. Schuh, Notary Public
My commission expires: 1-29-26