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03/22/2023 03:34 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 5897
MAR 22 2023

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

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

BARGAIN AND SALE DEED

THE GRANTORS, Erik Pedersen and Deborah 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.

Legal Description attached hereto, as Exhibit A, and by this reference made a part hereof.

Tax Parcel Number(s): 350712-0-007-0001 / P42529 and 350712-0-022-0002 / P42538

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

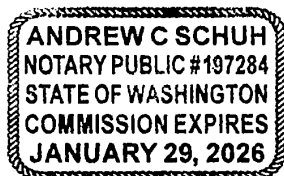
Erik Pedersen
Erik Pedersen

Deborah Pedersen
Deborah Pedersen

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Erik Pedersen and Deborah 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



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

Exhibit A
Legal Description

PARCEL "A":

Thar portion of Government Lot 4 Section 12, Township 35 North, Range 7 East W.M., lying Easterly of the road shown on the County road map as Cape Horn Road, which traverses said government Lot in the Northerly-Southerly direction and Southerly of S.S. Highway 17-A, now known as Highway 20, as conveyed to the State of Washington by Deed dated August 24, 1949 recorded October 28, 1949 in Volume 236 of Deeds, page 342 as Auditor's File No. 437457; EXCEPT the 3 following described tracts:

- 1.) The South 75 feet for road purposes as conveyed to O.M. Steen, et ux, by deed dated November 17, 1941 filed November 19, 1941 as Auditor's File No. 346661;
- 2.) That portion, if any, lying Westerly of the Easterly line of those premises conveyed to the State of Washington by Deed dated November 1, 1949 filed January 5, 1950 as Auditor's File No. 440108 and recorded in Volume 237 of Deeds, page 288;
- 3.) Beginning at the Southwest corner of Lot 4; thence North on the West line of said Section 12, 145 feet; thence East at right angles from said West line 360 feet to the true point of beginning; thence North 37 degrees West 320 feet to the point where the County road turns rights; thence North 40 degrees East 325 feet along the South line of the County road; thence South 37 degrees East 230 feet to the North bank of the Skagit River; thence Westerly along the North bank of the Skagit River 325 feet; thence Northwesterly approximately 50 feet to the true point of beginning.

PARCEL "B"

That portion of Government Lot 4 of Section 12, Township 35 North, Range 7 East W.M., described as follows:

Beginning at the Southwest corner of Lot 4; thence North on the West line of said Section 12, 145 feet; thence East at right angles from said West line 360 feet to the true point of beginning; thence North 37 degrees West 320 feet to the point where the County road turns right; thence North 40 degrees East 325 feet along the South line of the County road; thence South 37 degrees East 230 feet to the North bank of the Skagit river; thence Westerly along the North bank of the Skagit River 325 feet; thence Northwesterly approximately 50 feet to the true point of beginning.

EXCEPT therefrom the 2 following described tracts;

- 1.) That portion, if any, lying Westerly of the Easterly line of those premises conveyed to the State of Washington by Deed dated November 1, 1949 and recorded January 5, 1950 as Auditor's File No. 440108 in Volume 237 of Deeds, page 288;
- 2.) That portion, if any, lying within the right of way of the Cape Horn County road along the Westerly line thereof;

Subject to and together with easements of record.