

When recorded return to:

Victoria Frances Richard and Michael Brendan Hanna
215 South 28th Street
Mount Vernon, WA 98274

GNW 23-18434

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236753
Jun 02 2023
Amount Paid \$7825.80
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joe F. Pedersen and Sharon G. Pedersen, husband and wife, 903 Rocky Point Drive, Camano Island, WA 98282,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Victoria Frances Richard and Michael Brendan Hanna, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

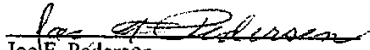
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF. pg. 3

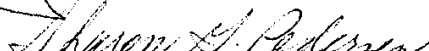
Abbreviated legal description: Property 1:
Lot 7, Eastmont

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P106550

Dated: 6-2-23


Joe F. Pedersen


Sharon G. Pedersen

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18434-KH

Page 1 of 4

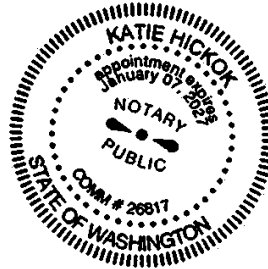
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 2nd day of June, 2023 by Joe F. Pedersen and Sharon G. Pedersen

Signature

Title

My commission expires: 1-7-27

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18434-KH

Page 2 of 4

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 215 South 28th Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P106550

Property Description:

Lot 7, "PLAT OF EASTMONT," as per plat recorded in Volume 15 of Plats, pages 199 through 201, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18434-KH

Page 3 of 4

EXHIBIT B

23-18434-KH

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Plat of Eastmont

Recorded: October 11, 1994

Auditor's No.: 9410110061, Vol. 15 of Plats, pages 199-201

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

11. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 26, 1994

Recorded: October 27, 1994

Auditor's No: 9410270072

Executed by: John N. Hocking; Sandra J. Hocking and John Lund

12. Terms, conditions and provisions of that certain "Fund and Assessments" recorded under Auditor's File No. 9410270073.