

**When recorded return to:**

Carol Pederson  
Carol Pederson, Trustee of the Pederson Living  
Trust dated April 5, 2021  
303 N Cental Street  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238192  
Sep 27 2023  
Amount Paid \$8405.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620054929

**CHICAGO TITLE CO.**  
620054929

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Derek Widrick, an unmarried person and Natasha L. Widrick, an unmarried person, as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Ricardo Arias Salinas, an unmarried person, as a separate estate and Carol Pederson, Trustee of the Pederson Living Trust dated April 5, 2021

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN. NE NE, SEC. 24-35-4E, W.M.

Tax Parcel Number(s): P37488 / 350424-0-112-0002

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

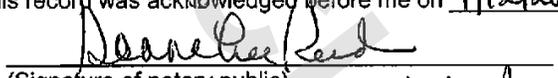
Dated: 9/15/2023

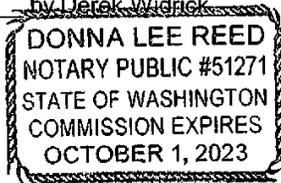
X   
Derek Widrick

X   
Natasha L. Widrick

State of Washington  
County of Skagit

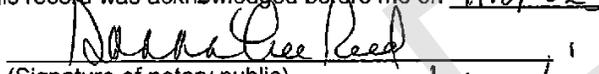
This record was acknowledged before me on 9/12/2023 by Derek Widrick

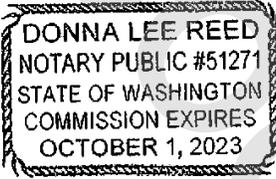
  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 10/1/2023



State of Washington  
County of Skagit

This record was acknowledged before me on 9/19/2023 by Natasha L. Widrick.

  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 10/1/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P37488 / 350424-0-112-0002**

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 10 FEET EAST AND 915 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 310 FEET; THENCE NORTH TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO NELS HODGIN, ET UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 442904; THENCE WEST ALONG THE SOUTH LINE OF SAID HODGIN TRACT, 310 FEET TO A POINT 10 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH TO THE POINT OF BEGINNING,

EXCEPT THE EAST 206 FEET THEREOF,

AND ALSO EXCEPT THE NORTH 24 FEET THEREOF,

AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING 10 FEET EAST AND 972.69 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED TO ART SPANSKI AND JUDY SPANSKI, UNDER AUDITOR'S FILE NO. 9512080069; THENCE NORTH 88 DEGREES 30'06" EAST ALONG THE NORTH LINE OF A DISTANCE OF 103.81 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 01 DEGREES 29'54" WEST ALONG THE EAST LINE OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED TO ART AND JUDY SPANSKI, UNDER AUDITOR'S FILE NO. 9501040033, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88 DEGREES 30'06" WEST, A DISTANCE OF 103.81 FEET TO THE WEST LINE OF SAID SPANSKI PARCEL DESCRIBED IN AUDITOR'S FILE NO. 9501040033; THENCE SOUTH 01 DEGREE 29'54" EAST ALONG SAID WEST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPTING THEREFROM THE PROPERTY DESCRIBED ON THE PARTIAL RECONVEYANCE RECORDED ON JULY 25, 2012 AS AUDITOR'S FILE NO. 201207250090.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 9812040074

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Arthur W. Spanski and Judy A Spanski, husband and wife  
Recording Date: August 17, 1998  
Recording No.: 9808170006

3. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by Sedro Woolley.