

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20238561
Date 10/27/2023

QUITCLAIM DEED

GRANTOR: **RUNE O. PEDERSEN,**
as Personal Representative of the **ESTATE OF GUNNAR**
PEDERSEN, Deceased

GRANTEE: **JUDY PEDERSEN,**
a single woman

Legal Description: Exhibit "A"

Abbreviated Form: P26577, P26526: Ptn Gov't Lot 9, Sec 19, T 34 N, Range 4 E.W.M.
P81906: Tract 2 of Short Plat No. MV-14-79
P82417, P82416: Lts 4 & 5 of Replat of Lts 1-5, Plat of Ridgewood 2nd Addition
P24307: Ptn N ½ SW ¼ Section 9, T 34 N, Range 4 East, W.M.
P27056: Ptn N ½ NW ¼ NW ¼, Sec 21, T 34N, R 4 E.W.M.
P71518: Lots 14 through 18, Block 33, Amended Plat of Burlington
P34741: Ptn SW ¼ NE ¼ Section 24, Township 35 N, Range 1 E.W.M.
P67629: Tr. B, Rev. SP 1-765 AF 859984, being a ptn Tr. A, Morgan's Tracts
P129485: Lots 830 & 831, Amended Shelter Bay Div. 5

Assessor's Tax Parcel Nos. P26577; P81906; P82417; P82416; P24307;
P26526; P27056; P71518; P34741; P67629
P129485;

THE GRANTOR, **RUNE O. PEDERSEN**, as Personal Representative of the **ESTATE OF GUNNAR PEDERSEN, Deceased, under Skagit County Superior Court Cause No. 23-4-00387-29**, for and in consideration of clearing title (WAC 458-61A-215(1)), and for no monetary consideration, conveys and quitclaims to the GRANTEE, **JUDY PEDERSEN**, a single woman, and surviving spouse of **GUNNAR PEDERSEN**, all of Grantor's right, title and interest in and to the

following described real property, situated in the County of Skagit, State of Washington, including all after acquired title, to wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

SUBJECT TO: Easements, covenants, restrictions and reservations of record.

Situated in Skagit County, Washington.

DATED: October 12, 2023.

ESTATE OF GUNNAR PEDERSEN,
Deceased



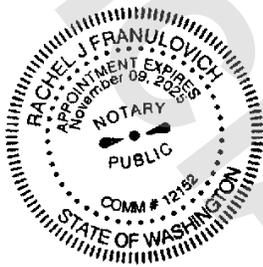
By: Rune O. Pedersen

Its: Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **RUNE O. PEDERSEN** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the **ESTATE OF GUNNAR PEDERSEN, Deceased**, to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 10th day of October, 2023.



Rachel Franulovich

Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-09-2025

Exhibit "A"
Legal Description

P26577

That portion of Government Lot 9, Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 774.08 feet South of the Northeast corner of Lot 9, said Section 19; running thence South 86°58' West, 381.87 feet, more or less, to a point on the East line of 1st Street in the City of Mount Vernon, which point is the intersection of said 1st Street with the line known as the dividing line between the North 46 rods and the South 34 rods of said Lot 9, which point is the point of beginning of this description;
thence South 50 feet;
thence East 179 feet;
thence North to the dividing line above mentioned;
thence Westerly to the initial point of this description.

Situate in the County of Skagit, State of Washington.

P26526

A tract of land in Lot 9 of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 752.5 feet South and 222.5 feet West of the Northeast corner of said Lot 9;
thence West 188.82 feet;
thence South and parallel with the East line of said Lot 9, a distance of 41.5 feet to the dividing line between the North 46 rods and the South 34 rods of said Lot 9;
thence North 86°59' East 189.1 feet along said dividing line;
thence North 31.6 feet to the point of beginning;

EXCEPT the North ½ thereof.

Situate in the County of Skagit, State of Washington.

P81906

Tract 2, Short Plat No. MV-14-79, approved December 6, 1979, recorded December 6, 1979 under Auditor's File No. 7912060015, in Volume 4 of Short Plats, page 5, being a portion of Tract "A" of 'PLAT OF HORIZONS, DIV. No. 1', as per plat recorded in Volume 12 of Plats, page 85, records of Skagit County, Washington;
Situate within the County of Skagit, State of Washington.

EXHIBIT "A"

P82417

Lot 5, "REPLAT OF LOTS 1, 2, 3, 4 AND 5 OF THE PLAT OF RIDGEWOOD 2ND ADDITION", as per plat recorded in Volume 13 of Plats, page 40, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

P82416

Lot 4, "REPLAT OF LOTS 1, 2, 3, 4 AND 5 OF THE PLAT OF RIDGEWOOD 2ND ADDITION", as per plat recorded in Volume 13 of Plats, page 40, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

P24307

That portion of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said subdivision, which point bears North $0^{\circ}02'45''$ East, 528.42 feet from the Southeast corner thereof, said point also being on the Northerly right-of-way line of the Mount Vernon-Clear Lake County Road No. 276;
thence North $0^{\circ}02'45''$ East along the East line of said subdivision, 102.21 feet;
thence on a curve to the left, having a radius of 65.00 feet, a distance along the arc of 146.95 feet;
thence South $50^{\circ}31'00''$ West, 164.97 feet;
thence South $48^{\circ}13'30''$ East, 202.40 feet to a point on the Northerly right-of-way line of said Mount Vernon-Clear Lake County Road No. 276;
thence North $41^{\circ}46'30''$ East along said Mount Vernon-Clear Lake County Road No. 276, 39.55 feet;
thence on a curve to the right, having a radius of 885.03 feet, a distance along the arc of 80.87 feet to the point of beginning,

EXCEPT that portion conveyed to the City of Mount Vernon by deed recorded July 18, 2001, under Auditor's File No. 200107180082,

ALSO EXCEPT that portion thereof described as follows:

Beginning at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 9;
thence South $0^{\circ}13'52''$ West along the East line thereof, 670.81 feet to a point on the Northeasterly line of that certain tract of land as described under Auditor's File No. 9812110113 and the true point of beginning;
thence the following course along the Northeasterly line of said tract; Northwesterly along a non-tangent curve concave to the Southwest whose radius point bears South $89^{\circ}39'28''$ West, a distance of 65.00 feet through a central angle of $91^{\circ}48'04''$ an arc distance of 104.14 feet to a point that bears North $46^{\circ}14'34''$ West from the true point of beginning;
thence South $46^{\circ}14'34''$ East 93.36 feet to the true point of beginning.

EXHIBIT "A"

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

That portion of the West ½ of the Northeast ¼ of the Southwest ¼ of Section 9, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the West line of said Northeast ¼ of the Southwest ¼ with the Northerly line of the Francis Road, said intersection being denoted by an iron rod;
thence North along the West line of said subdivision, 59 feet to the true point of beginning;
thence North 43°31'30" East 29.8 feet;
thence Northwesterly, 28.3 feet, more or less, to a point on the West line of said Northeast ¼ of the Southwest ¼ that is 41.1 feet North of the true point of beginning;
thence South along said West line 41.1 feet to the true point of beginning.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

That portion of the Southwest ¼ of Section 9, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of the Northwest ¼ of the Southwest ¼ of said Section 9;
thence South 0°13'52" West along the East line thereof, 670.81 feet to a point on the Northeasterly line of that certain tract of land as described under Auditor's File No. 9812110113;
thence along the Northeasterly line of said tract the following courses: Northwesterly along a non-tangent curve concave to the Southwest whose radius point bears South 89°39'28" West, a distance of 65.00 feet, through a central angle of 91°48'04" an arc distance of 104.14 feet to the true point of beginning;
thence continue along said curve and along said tract through a central angle of 37°09'17" an arc distance of 42.15 feet;
thence leaving said tract North 50°42'07" East, 37.65 feet to a point that bears North 46°14'34" West from the true point of beginning;
thence South 46°14'34" East, 13.29 feet to the true point of beginning.

AND ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

That portion of the Southwest ¼ of Section 9, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of the Northwest ¼ of the Southwest ¼ of said Section 9;
thence South 0°13'52" West along the East line thereof, 670.81 feet to a point on the Northeasterly line of that certain tract of land as described under Auditor's File No. 9812110113;
thence the following courses along the Northeasterly line of said tract; South 46°14'34" East, 27.71 feet to an angle point in said tract and the true point of beginning;
thence continue along said line South 43°45'22" West, 29.17 feet;
thence South 0°13'52" West, 60.89 feet to the Northerly right of way line of Francis Road;

EXHIBIT "A"

thence Northeasterly along said right of way, 73.65 feet to a point which bears South 46°14'34" East from the true point of beginning;

thence North 46°14'34" West 48.70 feet to the true point of beginning.

All Situate in the County of Skagit, State of Washington.

P27056

That portion of the following described property lying East of the Northerly extension of the West line of Lot 17, "JOHNSON'S SECOND ADDITION, MOUNT VERNON, WASHINGTON", as per plat recorded in Volume 7 of Plats, page 79, records of Skagit County, Washington.

That portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the County road (Fir Street extended) that is South 88°20'46" East 973.09 feet and 30 feet South of the Northwest corner of said Section 21;

thence South 88°20'46" East 108.36 feet;

thence on a curve to the right having a radius of 20 feet a distance of 31.05 feet;

thence South 0°37'10" West 105.36 feet;

thence North 88°20'46" West 256.0 feet;

thence North 0°37'10" East 104.64 feet;

thence on a curve to the right having a radius of 20 feet a distance of 31.78 feet;

thence South 88°20'46" East 107.64 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

P71518

Lots 14 through 18, inclusive, Block 33, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"

P34741

Lot 1, Short Plat No. 02-0639, approved February 13, 2003, recorded July 3, 2003, under Auditor's File No. 200307030141, records of Skagit County, Washington; being a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 1 East, W.M.;

TOGETHER WITH the South 86.50 feet of Lot 2 of said Short Plat No. 02-0639;

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"

P67629

PARCEL "A":

Tract "B" of Revised Short Plat No. 1-75, approved May 6, 1977, and recorded July 7, 1977, under Auditor's File No. 859984, in Volume 2 of Short Plats, page 80, records of Skagit County, being a portion of Tract "A", "MORGAN'S TRACTS", as per plat recorded in Volume 6 of Plats, page 11, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress and egress and for public and private utilities over and across Tracts "C" and "D" of said Revised Short Plat NO. 1-75, approved May 6, 1977, and recorded July 7, 1977, under Auditor's File No. 859984, in Volume 2 of Short Plats, page 80, records of Skagit County, being a portion of Tract "A", "MORGAN'S TRACTS", as per plat recorded in Volume 6 of Plats, page 11, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

P129485

Lots 830 and 831, "AMENDED SURVEY OF SHELTER BAY DIV. 5, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded on June 2, 1976, as recorded in Volume 1 of Surveys, pages 184 through 186, inclusive, records of Skagit County, Washington, under Auditor's File No. 836134.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
07/14/2023

Estate of GUNNAR PEDERSEN:	No. 23-4-00387-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of GUNNAR PEDERSEN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on July 13, 2023.
- 1.2 In that will RUNE O PEDERSEN is named personal representative(s) as to separate property.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT RUNE O PEDERSEN is authorized by this court to execute the will of the above decedent as to separate property according to law.

DATED 07/14/2023.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kenneth Pemberton, Deputy Clerk

III. CERTIFICATE OF COPY

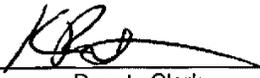
STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on July 13, 2023.

I further certify that these letters are now in full force and effect.

DATED: 07/14/2023

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

