

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. 2023-8652  
Date 11/02/2023

**QUITCLAIM DEED**

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

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

**Legal Description:** Exhibit "A"

**Abbreviated Form:** P27591: East 1/2 of the NE 1/4 SE 1/4 Sec. 22, T 34, R 4 E.W.M.  
P24235: Ptn. NE 1/4 NW 1/4 Sec. 8, T 34 N, R 4 E.W.M.  
P113699, P113701: Ptn. SW 1/4 NE 1/4, Sec. 6, T 34 N, R 4 E.W.M.  
P113174: Lots 25, 3, 5, 6, 7, 15 & 16 Blackburn Ridge Estates  
P26882: Ptn SW 1/4 SE 1/4, Sec. 20, T 34 N, Range 4 E.W.M.  
P113200: Ptn Tract C, Plat of Blackburn Ridge  
P117411: Lot 56, Plat of Blackburn Ridge Phase 2  
P54133: Lot 9, Reynolds Addition  
P28752: Ptn NW 1/4 SE 1/4 SE 1/4 Section 29, T 34 N, R 4 E.W.M.

**Assessor's Tax Parcel Nos.:** P27591; P24235; P113699; P113701; P113174;  
P54133; P28752; P117411; P113200; P26882

THE GRANTOR, JUDY PEDERSEN, a single person, and surviving spouse of GUNNAR PEDERSEN, for and in consideration of clearing title (WAC 458-61A-215(1)), and for no monetary consideration, conveys and quitclaims to the GRANTEE, RUNE O. PEDERSEN, as Personal Representative of the ESTATE OF GUNNAR PEDERSEN, Deceased, under Skagit County Superior Court Cause No. 23-4-00387-29, 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: 10/12/23, 2023.

Judy Pedersen  
JUDY PEDERSEN

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **JUDY PEDERSEN** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 12 day of ~~August~~ <sup>October</sup>, 2023.



Julie Huerta  
Printed Name Julie Huerta  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 10-31-24

**Exhibit "A"**  
**Legal Description**

P27591

The East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 22, Township 34 North, Range 4 East, W.M.;

EXCEPT the following described tract:

Beginning at the intersection of the West line of said subdivision and the South line of the County Road along the North line thereof;  
thence East along the South line of the County Road, 211 feet; thence South parallel with the West line of said subdivision, 203 feet;  
thence West parallel to the South line of said County Road, 211 feet to the West line of said subdivision; thence North along the West line of said subdivision, 203 feet to the point of beginning.

AND EXCEPT the following described tract:

Beginning at the intersection of the West line of said subdivision and the South line of the County Road along the North line thereof; thence East along the South line of the County Road, 211 feet to the true point of beginning; thence continue East along said South line, 14 feet, more or less, to an existing fence; thence South along said fence to a point on a line parallel with and 203 feet South of said South line; thence West, 14 feet, more or less, to the Southeast corner of those premises conveyed to Leo Olson by Deed recorded March 4, 1983, as Auditor's File No. 8303040028; thence North along the East line to the true point of beginning.

Situate in the County of Skagit, State of Washington.

P24235

Lot A, Short Plat No. BURL-5-80, approved October 21, 1980, recorded October 29, 1980 in Volume 4 of Short Plats, page 103, under Auditor's File No. 8010290047, records of Skagit County, being a portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , Section 8, Township 34 North, Range 4 East, W.M.; Situate within the County of Skagit, State of Washington.

P113699

Lot 2 and the North  $\frac{1}{2}$  of Lot 3, Short Plat No. BURL-4-98, approved October 16, 1998, recorded October 19, 1998 in Volume 13 of Short Plats, page 175-176, under Auditor's File No. 9810190009, records of Skagit County, being a portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 6, Township 34 North, Range 4 East,

EXHIBIT "A"

records of Skagit County, being a portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 6, Township 34 North, Range 4 East, W.M.;

Situate within the County of Skagit, State of Washington.

P113701

The South  $\frac{1}{2}$  of Lot 3 and all Lot 4, Short Plat No. BURL-4-98, approved October 16, 1998, recorded October 19, 1998 in Volume 13 of Short Plats, page 175-176, under Auditor's File No. 9810190009, records of Skagit County, being a portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 6, Township 34 North, Range 4 East, W.M.;

Situate within the County of Skagit, State of Washington.

P113174

Lot 25, "PLAT OF BLACKBURN RIDGE", as per plat recorded in Volume 16 of Plats, pages 206-208, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

P54133

Lot 9, "REYNOLD'S ADDITION TO THE CITY OF MOUNT VERNON", as per plat recorded in Volume 5 of Plats, page 23, records of Skagit County;  
Situate in the County of Skagit, State of Washington.

P26882

That portion of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 9 of REYNOLDS ADDITION, as per plat recorded in Volume 5 of Plats, page 23, records of Skagit County, which point is 562 feet North of the North line of Digby Road; thence East 132 feet, more or less, to a point 16 rods West of the East line of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence North 131 feet to the Southeast corner of a tract conveyed to James E. McKeehan and Edna Smith McKeehan, husband and wife, by deed dated June 28, 1947, and recorded under Auditor's File No. 432056; thence West along the South line of said McKeehan tract, 133.53 feet, more or less, to the Northeast corner of Lot 10 of REYNOLDS ADDITION; thence South 131 feet to the point of beginning;

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"

P28752

That portion of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4, W.M., described as follows:

Beginning at a point on the East and West centerline of said Section 29, which is 198 feet East of the center of said Section; thence South to the South line (as it existed on February 21, 1953) of the road which runs East and West along said centerline, which is the true point of beginning of the tract herein described; thence East 60 feet; thence South 140 feet; thence West 60 feet; thence North 140 feet to the true point of beginning; EXCEPT the North 10 feet thereof conveyed to Skagit County for road purposes.

Situate in the County of Skagit, State of Washington.

P113200

The North 70 feet of Tract C, "PLAT OF BLACKBURN RIDGE", as per plat recorded in Volume 16 of Plats, pages 206-208, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

P117411

Lot 56, "PLAT OF BLACKBURN RIDGE PHASE 2", as per plat recorded October 31, 2000, under Auditor's File No. 200010310122, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"