

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. 2023-8653
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: P78808; Lot 1, Ridgewood First Addition
P100778; Lot 20, Plat of Cedarwood
P24794: Ptn NE ¼ SW ¼ & NW ¼ SE ¼ Sec 15, T 34 N, R 4 E.W.M.
P81456, P81457: Lots 14 & 15, Heritage Square
P90479: Lot 8, Plat of Spring Tree
P29209: Ptn Sec 30, Township 34 North, Range 4 E, W.M.
P28876, P29210: Ptn SE ¼ NW ¼ Sec 30, T 34 N, R 4 E.W.M.
P81383: Lot 6, Plat of Logan Creek P.U.D.
P123226, P123229: Ptn SE ¼ Sec 25, T 34N, Range 4 E W.M.

Assessor's Tax Parcel Nos.: P78808; P100778; P24794; P81456; P81457;
P90479; P28876; P29210; P81383; P123226;
P123229; P29209

THE GRANTOR, **JUDY PEDERSEN**, a single woman and surviving spouse of GUNNAR PEDERSEN, for and in consideration of clearing title (WAC 458-61A-215), 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: Oct 12, 2023.


JUDY PEDERSEN

QUITCLAIM DEED - 2

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~~ ^{October}, 2023.



Julie Huerta
Printed Name Julie Huerta
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 10-31-26

Exhibit "A"
Legal Description

P78808

Lot 1, "RIDGEWOOD FIRST ADDITION", as per plat recorded in Volume 11 of Plats, page 13, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

P100778

Lot 20, "PLAT OF CEDARWOOD", as per plat recorded in Volume 15 of Plats, pages 10 and 11, records of Skagit County, Washington.
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

P24794

Lot A, Short Plat No. MV-2-88, approved February 19, 1988, recorded February 24, 1988 in Volume 8 of Short Plats, page 24, under Auditor's File No. 8802240009, records of Skagit County, being a replat of Lot 4 of MV-19-81, approved October 20, 1981 and recorded October 22, 1981 in Volume 5 of Short Plats, pages 137-138, under Auditor's File No. 8110220011, records of Skagit County, being a portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ AND of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 34 North, Range 4 East, W.M.;
Situate within the County of Skagit, State of Washington.

P81456

Lot 14, "HERITAGE SQUARE", as per Plat recorded in Volume 12 of Plats, page 65 and 66, records of Skagit County, Washington.

Situated in Skagit County, Washington.

P81457

Lot 15, "HERITAGE SQUARE", as per Plat recorded in Volume 12 of Plats, page 65 and 66, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "A"

P90479

Lot 8, "PLAT OF SPRING TREE", as per plat recorded in Volume 14 of Plats, pages 142-143, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

P28876

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning 29 rods $7\frac{1}{2}$ feet North of the Southwest corner of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence East to the centerline of Britts Slough, the true point of beginning of the herein described tract; thence continue East to the West line of the County Road; thence Northerly along the Westerly line of the County Road to a point 60 feet North of the line first described herein; thence West parallel to and 60 feet North of the said first described line to the center of Britts Slough; thence Southerly along the centerline of Britts Slough to the true point of beginning;

EXCEPT any portion thereof owned by or used for Dike or Ditch rights of way by Diking District No. 3, AND ALSO EXCEPT any portion thereof lying within the boundaries of the following described tract:

Beginning at a point in the centerline of Britts Slough on the line between the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, said Section; thence due East 18 rods; thence South to the center of Britts Slough; thence Northerly along the centerline of Britts Slough to the point of beginning.

Situate in the County of Skagit, State of Washington.

P29210

The East 100 feet of the West 300 feet of the North 200 feet of the portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., lying South of the road along the North line of said subdivision.

Situate in the County of Skagit, State of Washington.

P81383

Lot 6, "LOGAN CREEK P.U.D.", as per plat recorded in Volume 12 of Plats, page 56-57, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"

P123226

Lot 133, "PLAT OF NOOKACHAMP HILLS PUD PHASE 11B", as recorded on August 23, 2005, under Auditor's File No. 200508230082, records of Skagit County, Washington.

Situated in Skagit County, Washington.

P123229

Lot 136, "PLAT OF NOOKACHAMP HILLS PUD PHASE 11B", as recorded on August 23, 2005, under Auditor's File No. 200508230082, records of Skagit County, Washington.

Situated in Skagit County, Washington.

P29209

The East 60 feet of the West 360 feet of the North 200 feet of that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., lying South of the County road running along the North line of said subdivision;

TOGETHER WITH Parcel "A" of that Statutory Warranty Deed recorded under Skagit County Auditor's File No. 799341, more fully described as follows:

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., lying Westerly of the centerline of 'Britt's

Slough'; EXCEPT the North 200 of that portion thereof lying South of the County Road running along the North line of said subdivision; AND ALSO EXCEPT

that portion lying South of a line beginning 29 rods $7\frac{1}{2}$ feet North of the Southwest corner of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township

34 North, Range 4 East, W.M., and running thence East to the centerline of 'Britt's Slough';

AND ALSO TOGETHER WITH that parcel conveyed by Boundary Line Adjustment recorded under Skagit County Auditor's File No. 201410170075, more fully described as follows:

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., Beginning at a point on the West line of said

subdivision which is 485.6 feet (also described as 29 Rods $7\frac{1}{2}$ feet) North of the Southwest corner thereof; Thence North 253.4 feet; Thence East to the

center of 'Britt's Slough'; Thence Southerly along the center of 'Britt's Slough' to a point East of the Point of Beginning; Thence West to the Point of

Beginning;

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"