



202401020038

01/02/2024 02:49 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:

Judy A. Pederson
PO Box 487
Mount Vernon, WA 98273

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20249232

Jan 02 2024

Amount Paid \$18640.00

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

CHICAGO TITLE
620054990

Escrow No.: 620054990

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert G. Anderson and Cheerie L. Carr, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys and warrants to Judy A. Pederson, an unmarried person

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

LOTS 6, 7 and the West 10 feet of Lot 8, all in BLOCK 32, FIRST ADDITION TO THE TOWN OF
SEDRO, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 29,
RECORDS OF SKAGIT COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P75660 / 4150-032-007-0006

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: December 26, 2023

Robert G. Anderson
Robert G. Anderson

Cheerie L. Carr
Cheerie L. Carr

State of Washington
County of Skaagit

This record was acknowledged before me on 12-26-23 by Robert G. Anderson and Cheerie L. Carr.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

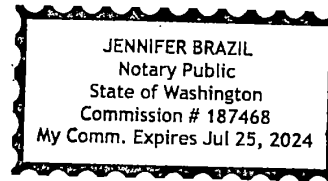


EXHIBIT "A"
Exceptions

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 Plat of FIRST ADDITION TO THE TOWN OF SEDRO.
2. Liability, if any, for personal property taxes pursuant to RCW 84.56.070 wherein no sale can be made without prepayment of said tax, including advance tax for the following calendar year.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Sedro Woolley.
5. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.