

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. 20249939
Date 03/19/2024

STATUTORY WARRANTY DEED

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

GRANTEES: **RUNE O. PEDERSEN,**
a married man, as his separate estate;
ERIK O. PEDERSEN,
an unmarried man;
MARK O. PEDERSEN,
a married man, as his separate estate; and

Legal Description: Exhibit "A"

Abbreviated Form: P27591: Ptn. NE ¼ SE ¼ Sec. 22, T 34, R 4 E.W.M.
P81466: Lot 24, Heritage Square

Assessor's Tax Parcel Nos.: P27591 & P81466

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 that certain Agreement Among Interest Parties pursuant to RCW 11.96A.230 filed under Skagit County Superior Court Cause No. 23-4-00387-29 on March 11, 2024, conveys and warrants to the GRANTEES, **RUNE O. PEDERSEN**, a married man, as his separate estate; **ERIK O. PEDERSEN**, an unmarried man; and **MARK O. PEDERSEN**, a married man, as his separate estate, 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, 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: 3-18, 2024.

ESTATE OF GUNNAR PEDERSEN, Deceased



By: Rune O. Pedersen

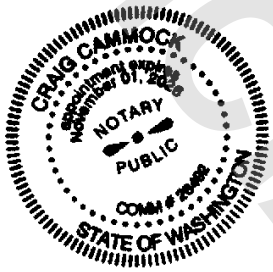
Its: Personal Representative

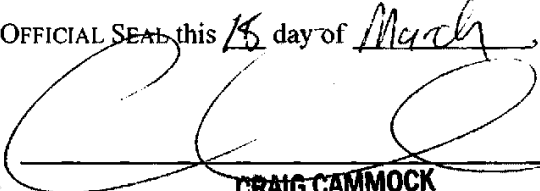
STATUTORY WARRANTY DEED - 2

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 signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the **ESTATE OF GUNNAR PEDERSEN, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15 day of March, 2024.





CRAIG CAMMOCK
Printed Name _____
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-1-2026

Exhibit "A"
Legal Description

P27591

The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 22, Township 34 North, Range 4 East, W.M., EXCEPT the Mount Vernon Big Lake Road running along the North line thereof.

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; 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.

Situated in Skagit County, Washington.

P81466

Lot 24, HERITAGE SQUARE, as per plat recorded in Volume 12 of Plats, pages 65 and 66, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "A"

23-4-00387-29
LRTS 6
Letters Testamentary
14855559



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
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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: 3/12/24

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY *Melissa Beaton*
Deputy Clerk

