

When recorded return to:

Margaret Rae Monthan
4411 Queen Ann Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250464

Feb 20 2025

Amount Paid \$16281.50
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 25-22628

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Patty L. Pedersen, an unmarried person** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Margaret Rae Monthan, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

The property may be subject to the Skagit County Right to Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, Which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Abbreviated Legal: (Required if full legal not inserted above.)
Lot 29, SKYLINE NO. 4

Tax Parcel Number(s): 3820-000-029-0009 and P59244

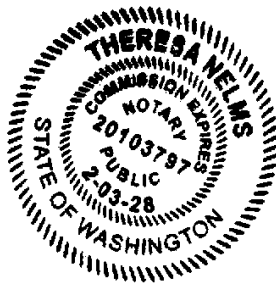
Dated: 2.13.2025Patty L. Pedersen by
Jenny L. Reid Attorney in FactPatty L. Pedersen, by Jenny L. Reid as her attorney
in fact

State of Washington

) ss.

County of Skagit

On this 13th day of February, 2025 before me personally appeared Jenny L. Reed, who executed the within instrument as Attorney in Fact for Patty L. Pedersen and acknowledged to me that Patty L. Pedersen signed and sealed the same as her free and voluntary act and deed as attorney in fact for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Patty L. Pedersen is now living, and is not incompetent. Given under my hand and official seal the day and year last above written.

Dated: 2.13.2025

Name: Theresa Nelms
Notary Public in and for the State of WA
residing at Oak Harbor
My appointment expires: Feb 3 2028

Order Number: 01348-49741

File No.: 01348-49741

LPB 10-05(i) rev. 10.2022
Page 2 of 3

EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

Lot 29, SKYLINE NO. 4, as per plat recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington.