

When recorded return to:
Tessa Marie Tasakos
2112 E Grand Ave
Everett, WA 98201

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252387
Jul 28 2025
Amount Paid \$869.00
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

Escrow No.: 620059242

CHICAGO TITLE
620059242

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter Pedack and Laurie Pedack, 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 Tessa Marie Tasakos, an unmarried person and Joseph Anthony Weninger, an unmarried person

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

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

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

PARCEL A: PTN TRAT 3, CITY OF MOUNT VERNON SPL NO. MV-4-86, REC NO. 8604100025

PARCEL B: PTN SW 1/4 SEC 9-34-4E, W.M.

Tax Parcel Number(s): P24378 / 340409-3-017-0002, P24395 / 340409-3-030-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7-24-2025

Peter Pedack
Peter Pedack

Laurie R.M. Pedack
Laurie Pedack

State of Washington

County of Skagit

This record was acknowledged before me on July 24, 2025 by Peter Pedack and Laurie Pedack.

Lorrie J. Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

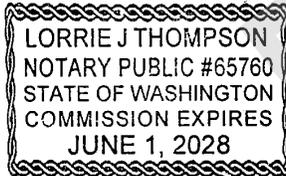


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P24378 / 340409-3-017-0002 and P24395 / 340409-3-030-0005

PARCEL A:

TRACT 3, CITY OF MOUNT VERNON SHORT PLAT NO. MV-4-86, APPROVED APRIL 8, 1986, AND RECORDED APRIL 10, 1986, IN VOLUME 7 OF SHORT PLATS, PAGE 80, UNDER AUDITOR'S FILE NO. 8604100025, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPTING FROM SAID TRACT 3 THE FOLLOWING DESCRIBED TRACT;

BEGINNING AT THE SOUTHWEST CORNER SAID TRACT 3;
THENCE NORTH 00°21'10" WEST A DISTANCE OF 277.91 FEET ALONG THE WEST LINE OF SAID TRACT 3;
THENCE SOUTH 14°03'21" EAST A DISTANCE OF 215.75 FEET TO SOUTHERLY LINE OF SAID TRACT 3;
THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE BEING A CURVE CONCAVE TO THE SOUTHEAST HAVING AN INITIAL TANGENT BEARING OF SOUTH 48°07'14" WEST AND A RADIUS OF 210.99 FEET, THROUGH A CENTRAL ANGLE OF 23°19'30" AN ARC DISTANCE OF 85.89 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Short Plat No. MV-4-86:

Recording No: 8604100025

Affects: Parcel A

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 16, 1986

Recording No.: 8606160074

Affects: Parcel A

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 16, 1986

Recording No.: 8610160032

4. Agreement and the terms and conditions thereof:

Executed by: City of Mount Vernon and Estate of George M. Dynes, Irene M. Dynes, Sue Minton and Joyce M. Crafton

Recording Date: April 29, 1986

Recording No.: 8604290040

Providing: Construction of sidewalk, curb, gutter, pavement widening, and storm drainage lines

5. Ordinance No. 3115 and the terms and conditions thereof:

Recording Date: November 5, 2002

Recording No.: 200211050172

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

EXHIBIT "B"Exceptions
(continued)

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 Survey:

Recording No: 200406290097

7. 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."

8. Assessments, if any, levied by Mt Vernon.
9. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 13, 2025

between Tessa Marie Tasakos Joseph Anthony Weninger ("Buyer")
Buyer Buyer
and Peter Pedack Laurie Pedack ("Seller")
Seller Seller
concerning XY Francis Road Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Tessa Marie Tasakos 07/14/2025
Buyer Date

Authentication
Peter Pedack 07/14/25
Seller Date

Authentication
Joseph Anthony Weninger 07/14/2025
Buyer Date

Authentication
Laurie Pedack 07/14/25
Seller Date