

202510010031

10/01/2025 11:28 AM Pages: 1 of 7 Fees: \$309.50  
Skagit County Auditor, WA

~~202507280027~~

~~07/28/2025 09:50 AM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA~~

**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

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20253222  
Date 10/01/2025

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620059242

*\* Re-record to correct legal description \**  
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

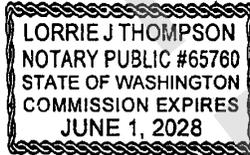
Laurie R.M. Pedack  
Laurie Pedack

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.

*See attached*

**LEGAL DESCRIPTION**

Order No.: 620059242

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.

PARCEL B:

THAT PORTION OF THE WET HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHERLY OF THE NORTHERLY LINE OF THE RIGHT-OF-WAY CONVEYED TO DIKING DISTRICT NO. 20 BY DEED RECORDED APRIL 5, 1920, UNDER AUDITOR'S FILE NO. 140928, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
EXCEPT SAID DIKING DISTRICT NO. 20 RIGHT-OF-WAY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

P.P.  
L.P.

**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**

©Copyright 2014  
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.

Authenticated  
Tessa Marie Tasakos 07/14/2025  
Buyer Date  
Authenticated  
Joseph Anthony Weninger 07/14/2025  
Buyer Date

Authenticated  
Peter Pedack 07/14/25  
Seller Date  
Authenticated  
Laurie Pedack 07/14/25  
Seller Date

STATE OF WASHINGTON }  
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County this 19th day of September, 2025.

Sandra Perkins Tom Drelich  
Auditor Deputy Auditor

