

When recorded return to:

Carol Pederson
303 N Central St
Sedro Wolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20253605
Date 11/04/2025

Filed for record at the request of:



2913 5th Avenue NE, Suite 102
Puyallup, WA 98372

Escrow No.: 611357184

QUIT CLAIM DEED

THE GRANTOR(S)

An unmarried person
Ricardo Arias Salinas, as a separate estate

for and in consideration of Clearing Title-co-signors in hand paid, conveys and quit claims to
Carol Pederson, Trustee of the Pederson Living Trust dated April 5, 2021

the following described real estate, situated in the County of Skagit, State of Washington, together with
all after acquired title of the grantor(s) herein:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24,
TOWNSHIP 35 NORTH,
RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 10 FEET EAST AND 915 FEET NORTH OF THE SOUTHWEST
CORNER OF SAID
NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 310 FEET;
THENCE NORTH TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO
NELS HODGIN, ET
UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 442904;
THENCE WEST ALONG THE SOUTH LINE OF SAID HODGIN TRACT, 310 FEET TO A POINT
10 FEET EAST OF THE
WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4;
THENCE SOUTH TO THE POINT OF BEGINNING,
EXCEPT THE EAST 206 FEET THEREOF,
AND ALSO EXCEPT THE NORTH 24 FEET THEREOF,
AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:
THAT PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP
35 NORTH, RANGE 4
EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING 10 FEET EAST AND 972.69 FEET NORTH OF THE SOUTHWEST CORNER OF
SAID SUBDIVISION,
SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN QUIT
CLAIM DEED TO ART
SPANSKI AND JUDY SPANSKI, UNDER AUDITOR'S FILE NO. 9512080069;
THENCE NORTH 88 DEGREES 30'06" EAST ALONG THE NORTH LINE OF A DISTANCE OF
103.81 FEET TO THE
NORTHEAST CORNER THEREOF;
THENCE NORTH 01 DEGREES 29'54" WEST ALONG THE EAST LINE OF THAT PARCEL
DESCRIBED IN
STATUTORY WARRANTY DEED TO ART AND JUDY SPANSKI, UNDER AUDITOR'S FILE NO.
9501040033, A
DISTANCE OF 12.00 FEET;
THENCE SOUTH 88 DEGREES 30'06" WEST, A DISTANCE OF 103.81 FEET TO THE WEST
LINE OF SAID SPANSKI
PARCEL DESCRIBED IN AUDITOR'S FILE NO. 9501040033;
THENCE SOUTH 01 DEGREE 29'54" EAST ALONG SAID WEST LINE, A DISTANCE OF 12.00
FEET TO THE POINT
PARCEL: 350424-0-112-0002

QUIT CLAIM DEED
(continued)

FEET TO THE POINT
OF BEGINNING OF THIS DESCRIPTION.
EXCEPTING THEREFROM THE PROPERTY DESCRIBED ON THE PARTIAL RECONVEYANCE
RECORDED ON
JULY 25, 2012 AS AUDITOR'S FILE NO. 201207250090.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

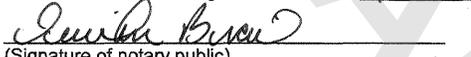
Tax Parcel Number(s): 350424-0-112-0002,

Dated: 10-27-25


Ricardo Arias Salinas

State of Washington
County of Skagit

This record was acknowledged before me on 10-27-25 by Ricardo Arias Salinas.


(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-28

