

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. 20260546  
Date 02/26/2026

**SPECIAL WARRANTY DEED**

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

**GRANTEE:** **JUDY PEDERSEN,**  
a single woman

**Legal Description:** Exhibit "A"

**Abbreviated Form:** P29209: Ptn Sec 30, Township 34 North, Range 4 E, W.M.  
P26663: Ptn Lot 9, Section 19, T 34 N, Range 4 E.W.M.  
P24795: Ptn NE ¼ SW ¼, 15-34-4 E.W.M. / Lot B, SP MV-2-88  
P113200: Ptn Tract C, Plat of Blackburn Ridge  
P28752: Ptn NW ¼ SE ¼ SE ¼ Section 29, T 34 N, R 4 E.W.M.  
P23827: Ptn SE ¼ SE ¼ NW ¼, Section 6, T 34 N, R 4 E.W.M.  
P90494: Lot 23, Spring Tree  
P28876: Ptn SE ¼ NW ¼ Sec 30, T 34 N, R 4 E.W.M.

**Assessor's Tax Parcel Nos.:** P29209; P26663; P24795;  
P113200; P28752; P23827  
P90494; P28876

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 the distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **JUDY PEDERSEN**, a single woman, 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.

The Grantor, for himself and for his successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: January 1, 2026

**ESTATE OF GUNNAR PEDERSEN, Deceased**



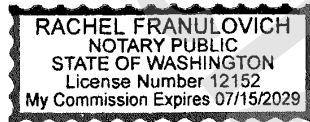
By: Rune O. Pedersen


Its: Personal Representative

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 1<sup>st</sup> day of January, 2026.



  
Printed Name Rachel Franulovich  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 7-15-2029

**Exhibit "A"**  
**Legal Description**

P29209

The East 60 feet of the West 360 feet of the North 200 feet of that portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 30, Township 34 North, Range 4 East, W.M., lying South of the County road running along the North line of said subdivision;

TOGETHER WITH Parcel "A" of that Statutory Warranty Deed recorded under Skagit County Auditor's File No. 799341, more fully described as follows:

That portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 30, Township 34 North, Range 4 East, W.M., lying Westerly of the centerline of 'Britt's Slough'; EXCEPT the North 200 of that portion thereof lying South of the County Road running along the North line of said subdivision; AND ALSO EXCEPT

that portion lying South of a line beginning 29 rods 7  $\frac{1}{2}$  feet North of the Southwest corner of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 30, Township 34 North, Range 4 East, W.M., and running thence East to the centerline of 'Britt's Slough';

AND ALSO TOGETHER WITH that parcel conveyed by Boundary Line Adjustment recorded under Skagit County Auditor's File No. 201410170075, more fully described as follows:

That portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 30, Township 34 North, Range 4 East, W.M., Beginning at a point on the West line of said

subdivision which is 485.6 feet (also described as 29 Rods 7  $\frac{1}{2}$  feet) North of the Southwest corner thereof; Thence North 253.4 feet; Thence East to the center of 'Britt's Slough'; Thence Southerly along the center of 'Britt's Slough' to a point East of the Point of Beginning; Thence West to the Point of Beginning;

Situate in the County of Skagit, State of Washington.

P26663

Tract A, Mount Vernon Short Plat No. MV-3-87, approved October 29, 1987, recorded November 24, 1987 under Auditor's File No. 8711240024, Volume 7 of Short Plats, page 198, records of Skagit County, being a portion of Government Lot 9, Section 19, Township 34 North, Range 4 East, W.M.; Situate within the County of Skagit, State of Washington.

P24795

Tract B, Short Plat No. MV-2-88, approved February 19, 1988, recorded February 24, 1988 in Volume 8 of Short Plats, page 24, under Auditor's File No. 8802240009, records of Skagit County, being a replat of Lot 4 of MV-19-81, approved October 20, 1981 and recorded October 22, 1981 in Volume 5 of Short Plats, pages 137-138, under Auditor's File No. 8110220011, records of Skagit County, being a portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  AND of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 15, Township 34 North, Range 4 East, W.M.;

Situate within the County of Skagit, State of Washington.

EXHIBIT "A"

P113200

The North 70 feet of Tract C, "PLAT OF BLACKBURN RIDGE", as per plat recorded in Volume 16 of Plats, pages 206-208, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

P28752

That portion of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4, W.M., described as follows:

Beginning at a point on the East and West centerline of said Section 29, which is 198 feet East of the center of said Section; thence South to the South line (as it existed on February 21, 1953) of the road which runs East and West along said centerline, which is the true point of beginning of the tract herein described; thence East 60 feet; thence South 140 feet; thence West 60 feet; thence North 140 feet to the true point of beginning; EXCEPT the North 10 feet thereof conveyed to Skagit County for road purposes.

Situate in the County of Skagit, State of Washington.

P23827

Lot B, Skagit County Short Plat No. 81-80, approved September 17, 1980, recorded September 26, 1980, in Volume 4 of Short Plats, page 181, under Auditor's File No. 8009260002, records of Skagit County, being a portion of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , Section 6, Township 34 North, Range 4 East, W.M.

Situate within the County of Skagit, State of Washington.

P90494

Lot 23, "PLAT OF SPRING TREE", as per plat recorded in Volume 14 of Plats, pages 142-143, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

P28876

That portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning 29 rods  $7\frac{1}{2}$  feet North of the Southwest corner of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; thence East to the centerline of Britts Slough, the true point of beginning of the herein described tract; thence continue East to the West line of the County Road;

EXHIBIT "A"

thence Northerly along the Westerly line of the County Road to a point 60 feet North of the line first described herein;

thence West parallel to and 60 feet North of the said first described line to the center of Britts Slough;

thence Southerly along the centerline of Britts Slough to the true point of beginning;

EXCEPT any portion thereof owned by or used for Dike or Ditch rights of way by Diking District No. 3, AND ALSO EXCEPT any portion thereof lying within the boundaries of the following described tract:

Beginning at a point in the centerline of Britts Slough on the line between the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , said Section;

thence due East 18 rods;

thence South to the center of Britts Slough;

thence Northerly along the centerline of Britts Slough to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
07/14/2023

Estate of <b>GUNNAR PEDERSEN</b> :	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: 07/14/2023

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY

  
Deputy Clerk

