

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. 20260950
Date 04/02/2026

STATUTORY WARRANTY DEED

GRANTOR: **RUNE O. PEDERSEN,**
a married man, as his separate estate

GRANTEE: **STADIL, LLC,**
a Washington limited liability company

Legal Description: Exhibit "A"

Abbreviated Form: West ½ of Lot 8 and all of Lots 6 and 7, Block 9, Kellogg and Ford's Addition to Anacortes

Assessor's Tax Parcel No.: P57733

THE GRANTOR, **RUNE O. PEDERSEN**, a married man, as his separate estate, for and in consideration of the transfer of an interest in real property to a limited liability company wholly owned by Rune O. Pedersen and his wife, (mere change in form of ownership), hereby conveys and warrants to the GRANTEE, **STADIL, LLC**, a Washington limited liability company, 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.

DATED: February 28, 2026.



RUNE O. PEDERSEN

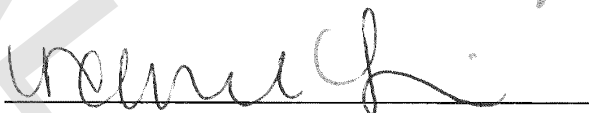
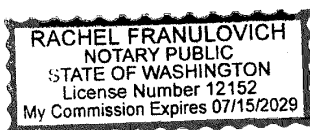
STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence **RUNE O. PEDERSEN** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 28th day of February, 2026.



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

Exhibit "A"
Legal Description

The West ½ of Lot 8, and all of Lots 6 and 7, Block 9, "Kellogg & Ford's Addition to Anacortes, Washington", as per plat recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington. (Being known as Lot 1, Block 9, of Survey recorded in Volume 2 of Surveys, page 90, under Auditor's File No. 877715, records of Skagit County, Washington.)

Situate in the City of Anacortes, County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

EXHIBIT "A"