

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. 20260961
Date 04/02/2026

SPECIAL WARRANTY DEED

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

GRANTEE: **ANNALISA S. ANDERSON,**
a married woman, as her separate estate

Legal Description: Exhibit "A"

Abbreviated Form: P29210: Ptn SE ¼ NW ¼ Sec 30, T 34 N, R 4 E.W.M.
P78808; Lot 1, Ridgewood First Addition
P78810: Lot 3, Ridgewood First Addition
P81450: Lot 8, Heritage Square
P81456: Lot 14, Heritage Square
P81463: Lot 21, Heritage Square

Assessor's Tax Parcel Nos.: P29210; P78808; P78810;
P81450; P81456; P81463

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, **ANNALISA S. ANDERSON**, a married woman, as her separate estate, 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

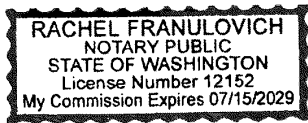


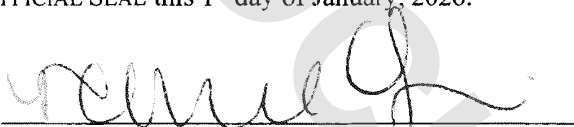
By: Rune O. Pedersen
Its: Personal Representative

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 1st 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

P29210

The East 100 feet of the West 300 feet of the North 200 feet of the 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 road along the North line of said subdivision.

Situate in the County of Skagit, State of Washington.

P78808

Lot 1, "RIDGEWOOD FIRST ADDITION", as per plat recorded in Volume 11 of Plats, page 13, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

P78810

Lot 3, "RIDGEWOOD FIRST ADDITION", as per plat recorded in Volume 11 of Plats, page 13, records of Skagit County, Washington.

Situated in Skagit County, Washington.

P81450

Lot 8, HERITAGE SQUARE, as per plat recorded in Volume 12 of Plats, pages 65 and 66, records of Skagit County, Washington.

Situated in Skagit County, Washington.

P81456

Lot 14, "HERITAGE SQUARE", as per Plat recorded in Volume 12 of Plats, page 65 and 66, records of Skagit County, Washington.

Situated in Skagit County, Washington.

P81463

Lot 21, HERITAGE SQUARE, as per plat recorded in Volume 12 of Plats, pages 65 and 66, records of Skagit County, Washington.

Situated in Skagit County, Washington.

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

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

Estate of GUNNAR PEDERSEN:

No. 23-4-00387-29

LETTERS TESTAMENTARY

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

ss

COUNTY OF SKAGIT


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

