

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. 20260968  
Date 04/03/2026

**STATUTORY WARRANTY DEED**

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

**GRANTEE:** PEDERSEN NEXTGEN PROPERTIES, LLC,  
a Washington limited liability company

**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

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THE GRANTOR, ANNALISA S. ANDERSON, a married woman, as her separate estate, for and in consideration of the transfer of an interest in real property to a limited liability company in the same pro rata shares as held prior to transfer (mere change in form of ownership), hereby conveys and warrants to the GRANTEE, PEDERSEN NEXTGEN PROPERTIES, 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: April 3, 2026.

[Signature]

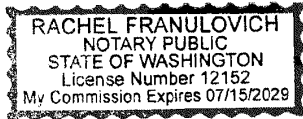
**ANNALISA S. ANDERSON**

STATE OF WASHINGTON }  
COUNTY OF Skagit } ss.

I certify that I know or have satisfactory evidence that **ANNALISA S. ANDERSON** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3rd day of April, 2026.

[Signature]



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.

Exhibit "A"