

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 BELEN MARTINEZ  
Affidavit No. 20260970  
Date 04/03/2026

**SPECIAL WARRANTY DEED**

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

**GRANTEE:** **ERIK O. PEDERSEN,**  
an unmarried man

**Legal Description:** Exhibit "A"

**Abbreviated Form:** P81383: Lot 6, Plat of Logan Creek P.U.D.  
P81447; Lot 5, Heritage Square  
P81452: Lot 10, Heritage Square  
P90479: Lot 8, Plat of Spring Tree  
P54133: Lot 9, Reynolds Addition  
P26882: Ptn SW ¼ SE ¼, Sec. 20, T 34 N, Range 4 E.W.M.  
P123226, P123229: Ptn SE ¼ Sec 25, T 34N, Range 4 E W.M.  
P24235: Ptn. NE ¼ NW ¼ Sec. 8, T 34 N, R 4 E.W.M.

**Assessor's Tax Parcel Nos.:** P81383; P81447; P81452; P90479; P54133;  
P26882; P123226; P123229; P24235

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, **ERIK O. PEDERSEN**, an unmarried man, 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**

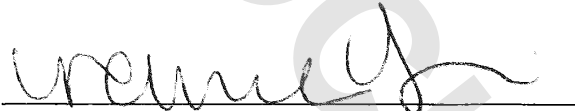
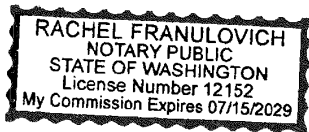


By: Rune O. Pedersen  
Its: Personal Representative

STATE OF WASHINGTON }  
  } ss.  
COUNTY OF SKAGIT }

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**

P81383

Lot 6, "LOGAN CREEK P.U.D.", as per plat recorded in Volume 12 of Plats, page 56-57, records of Skagit County, Washington.  
Situate in the County of Skagit, State of Washington.

P81447

Lot 5, "HERITAGE SQUARE", as per plat recorded in Volume 12 of Plats, pages 65-66, records of Skagit County, Washington.

Situated in Skagit County, Washington.

P81452

Lot 10, 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.

P90479

Lot 8, "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.

P54133

Tract 9, "Reynolds Addition to the City of Mt. Vernon", as per plat recorded in Volume 5 of Plats, page 23, records of Skagit County.

Situated in Skagit County, Washington.

P26882

That portion of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 20, Township 34, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 9 of REYNOLDS ADDITION, as per plat recorded in Volume 5 of Plats, page 23, records of Skagit County, which point is 562 feet North of the North line of Digby Road; thence East 132.0 feet, more or less, to a point 16 rods West of the East line of said

EXHIBIT "A"

Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence North 131 feet to the Southeast corner of a tract conveyed to James E. McKeehan and Edna Smith McKeehan, husband and wife, by deed dated June 28, 1947, and recorded June 1, 1949, as Auditor's File No. 432056; thence West along the South line of said McKeehan tract, 133.53 feet, more or less, to the Northeast corner of Lot 10 of REYNOLDS ADDITION; thence South 131 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

P123226

Lot 133, "PLAT OF NOOKACHAMP HILLS PUD PHASE 11B", as recorded on August 23, 2005, under Auditor's File No. 200508230082, records of Skagit County, Washington.

Situated in Skagit County, Washington.

P123229

Lot 136, "PLAT OF NOOKACHAMP HILLS PUD PHASE 11B", as recorded on August 23, 2005, under Auditor's File No. 200508230082, records of Skagit County, Washington.

Situated in Skagit County, Washington.

P24235

Tract A, Short Plat No. BURL-5-80, approved October 21, 1980, recorded October 29, 1980, in Book 4 of Short Plats, page 103, under Auditor's File No. 8010290047 and being a portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 8, Township 34 North, Range 4 East, W.M.

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 GUNNAR PEDERSEN:	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

