

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. 20260979
Date 04/03/2026

STATUTORY WARRANTY DEED

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

GRANTEE: **OPSTRUP HOLDINGS, LLC**
a Washington limited liability company

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

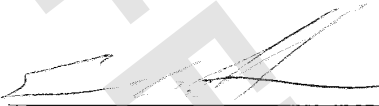
THE GRANTOR, **ERIK O. PEDERSEN**, an unmarried man, for and in consideration of the transfer of an interest in real property to a limited liability company in the same pro rata shares as held prior to transfer (mere change in form of ownership), hereby conveys and warrants to the GRANTEE, **OPSTRUP HOLDINGS, 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 2, 2026.

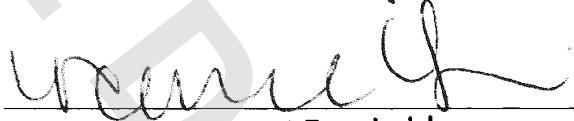
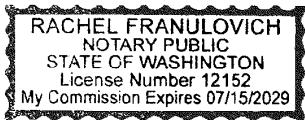


ERIK O. PEDERSEN

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **ERIK 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 2nd day of April, 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"