

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261441

May 15 2026

Amount Paid \$7413.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Judy A. Pedersen
PO Box 487
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

Guardian NW Title 26-26050-TB
Abv Legal: Ptn. Gov. Lot 9, Section 19, Township 34 North, Range 4 East
Parcel: P26377

THE GRANTOR(S) **Dandie LLC, a Washington Limited Liability Company**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Judy A. Pedersen, an unmarried person**

the following described real estate, situated in the County Skagit, State of Washington:

That portion of the North 46 rods of Government Lot 9, Section 19, Township 34 North, Range 4 East, W.M., lying Westerly of the Great Northern Railway right of way,

EXCEPT that portion sold to Puget Sound Power and Light Company by deed recorded November 9, 1946, under Auditor's File No. 397841, records of Skagit County, Washington,

EXCEPT that portion lying Westerly of a line from a point on the North line of said Lot 9, 1,086 feet West of the Northeast corner thereof, to a point on the South line of said North 46 rods, 860 feet West of the Southeast corner thereof,

EXCEPT that portion thereof lying Westerly of the West line of that certain tract of land conveyed by the State of Washington to J.B. Cameron, et al, by deed recorded January 3, 1958, under Auditor's File No. 560264,

EXCEPT that portion conveyed to the City of Mount Vernon for Street purposes by deed dated May 22, 1956, recorded June 20, 1956, under Auditor's File No. 537661, and by Deed recorded May 19, 1997, under Auditor's File No. 9705190068.

AND EXCEPT the following described tract:

Beginning at the intersection of the North line of said Government Lot 9 with a line drawn parallel with and 25 feet Northwesterly, when measured at right angles from the centerline of the Great Northern Railway right of way; thence West along the North line of said Government Lot 9, 400 feet;

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thence South 300 feet ;
thence East to a point on a line drawn parallel with and 25 feet Westerly when measured at right angles from the centerline of the Great Northern Railway right of way;
thence Northeasterly along said parallel line to the point of beginning.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
Ptn. Gov. Lot 9, Section 19, Township 34 North, Range 4 East

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P26377/340419-0-064-0008

Dated: 5-14-24

Dandie LLC, a Washington Limited Liability Company

By: [Signature]
Dane Mergens, Member

By: [Signature]
Brandie Mergens, Member

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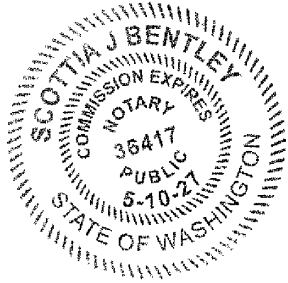
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 14th day of May, 2026, by Dane Mergens and Brandie Mergens, Members of Dandie LLC.

Scottie Bentley
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 05/10/27



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UNOFFICIAL DOCUMENT

EXHIBIT A

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11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: August 28, 1924
Recording No.: 176764

12. Reservation of right of access to State Highway and of light, view and air set forth in Deed, including the terms, covenants and provisions thereof
Recording Date: September 6, 1955
Recording No.: 523642
Corrected Deed under Recording No. 560264

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Mt. Vernon
Purpose: Sewer
Recording No.: 569469
Recording No.: 569470

14. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SURVEY recorded on October 18, 1983 as Auditor's File No. 8310180012.

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Public Utility District No. 1 of Skagit County
Purpose: Electric transmission and/or distribution line
Recording Date: August 23, 1984
Recording No.: 8408230016

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Mount Vernon Terminal Railway, Inc. a Washington corporation
Purpose: railroad track
Recording Date: January 1, 1953
Recording No.: 9812090113

End of Exhibit AStatutory Warranty Deed
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