

When recorded return to:

Christopher Homes, Inc.
5484 Waschke Road
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261956

Jun 23 2026

Amount Paid \$2805.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60035631-352

THE GRANTOR(S)

Mark O. Pedersen, married as his separate estate
(not Grantor's Primary Residence)

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
Christopher Homes, Inc., a Washington Corporation

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO: 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.

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 25, Blackburn Ridge

Tax Parcel Number(s): 4708-000-025-0000/P113174

Dated: 6-22-2026

Mark O. Pedersen
Mark O. Pedersen

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 22 day of June, 2026 by Mark O. Pedersen.

[Signature]
Signature

lo
Title

My commission expires:

August 18, 2028

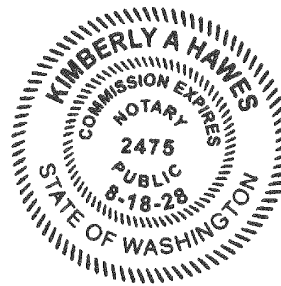


EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN South 15th Street, Mount Vernon, WA 98274
Tax Parcel Number(s): 4708-000-025-0000/P113174

Property Description:

Lot 25, Plat of Blackburn Ridge, according to the plat thereof, recorded in Volume 16 of Plats, pages 206 through 208, records of Skagit County, Washington.

Situated in County of Skagit, State of Washington.