

When recorded return to:

Jereme Wickstrom and Tracy Wickstrom
8516 163rd Avenue Northeast
Granite Falls, WA 98252

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236057

Apr 07 2023

Amount Paid \$5605.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joe F. Pedersen and Sharon G. Pedersen, husband and wife, 903 Rocky Point Drive, Camano Island, WA 98282,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jereme Wickstrom and Tracy Wickstrom, a married couple

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

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

Abbreviated legal description: Property 1:

Lot 57, CORRECTED PLAT OF A PORTION OF MOUNT BAKER VIEW ADDITION

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 "B" attached hereto

Tax Parcel Number(s): P53801

Dated: April 6, 2023

Joe F. Pedersen
Joe F. Pedersen
Sharon G. Pedersen
Sharon G. Pedersen

Statutory Warranty Deed
LPB 10-05

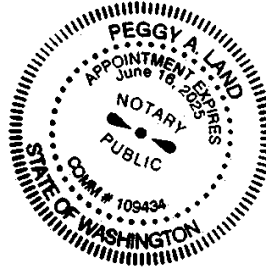
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 6 day of April, 2023 by Joe F. Pedersen and Sharon G. Pedersen.

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16, 2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 801 North 21st Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P53801

Property Description:

Lot 57, CORRECTED PLAT OF A PORTION OF MOUNT BAKER VIEW ADDITION, according to the plat thereof, recorded in Volume 7 of Plats, page 73, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 23-17971-KH

Page 3 of 4

EXHIBIT B

23-17971-KH

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY: Name: Mount Baker View Addition Recorded: August 22, 1956 Auditor's No.: 540391

11. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Corrected Plat of a Portion of Mount Baker View Addition

Recorded: January 30, 1957

Auditor's No.: 547021

12. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: Declaration Dated: June 25, 1956 Recorded: August 22, 1956 Auditor's No.: 540392 Vol. 280 of Deeds, page 390 Executed By: Modern Home Builders, Inc., a Washington corporation, and Charles H. Strecker and Mary Streeter, husband and wife