

When recorded return to:

Sean E. Pickens  
1921 Forest Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241366  
Jul 16 2024  
Amount Paid \$4925.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Land Title and Escrow  
212606-LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Colleen Hesselgrave, Successor Trustee of The Frances L. Petersen Survivor's Trust, u/t/d 3/8/93** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Sean E. Pickens, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

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

Lot 5, Ptn Lot 6, Blk 1, Davis' First Addn. to Anacortes

Tax Parcel Number(s): 3785-001-006-0007/P57113

**For Full Legal See Attached "Exhibit A"**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 212606-LT.

Dated: July 11, 2024

(attached to Statutory Warranty Deed)

The Frances L. Petersen Survivor's Trust, u/t/d 3/8/93

By: Colleen Hesselgrave  
Colleen Hesselgrave, Successor Trustee

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 15 day of July, 2024 by Colleen Hesselgrave, Successor Trustee of The Frances L. Petersen Survivor's Trust, u/t/d 3/8/93

Brianna Maldonado  
Signature

Notary Public  
Title

My commission expires: Aug 30 2025



**Exhibit A**

Lot 5 and the East Half of Lot 6, Block 1, DAVIS' FIRST ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 3 of Plats, page 49, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.