

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. 20238577
Date 10/27/2023

QUITCLAIM DEED

GRANTOR: **RUNE O. PEDERSEN,**
as Personal Representative of the **ESTATE OF GUNNAR**
PEDERSEN, Deceased

GRANTEE: **JUDY PEDERSEN,**
a single woman

Legal Description: Exhibit "A"

Abbreviated Form: Ptn NE ¼ NE ¼ Sec 34, T 35 N, Range 4, E.W.M.

Assessor's Tax Parcel Nos. P38362 and P37901

THE GRANTOR, **RUNE O. PEDERSEN**, as Personal Representative of the **ESTATE OF GUNNAR PEDERSEN, Deceased, under Skagit County Superior Court Cause No. 23-4-00387-29**, for and in consideration of clearing title (WAC 458-61A-215(1)), and for no monetary consideration, conveys and quitclaims to the GRANTEE, **JUDY PEDERSEN**, a single woman, and surviving spouse of GUNNAR PEDERSEN, 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, including all after acquired title, to wit:

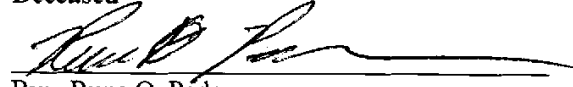
As hereto attached in Exhibit "A" and by this reference made a part hereof.

SUBJECT TO: Easements, covenants, restrictions and reservations of record.

Situated in Skagit County, Washington.

DATED: October 12, 2023.

ESTATE OF GUNNAR PEDERSEN,
Deceased

A handwritten signature in black ink, appearing to read 'Rune O. Pedersen', is written over a horizontal line.

By: Rune O. Pedersen

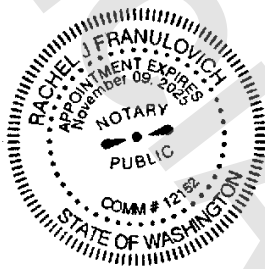
Its: Personal Representative

QUITCLAIM DEED - 2

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **RUNE O. PEDERSEN** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the **ESTATE OF GUNNAR PEDERSEN, Deceased**, to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 24 day of October, 2023.



Rachel J. Franulovich

Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-09-2023

Exhibit "A"
Legal Description

P38362

The West 20 Rods of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 35 North, Range 4 East of the W.M.;
Situate in the County of Skagit, State of Washington.

P37901

The West 20 Rods of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, W.M.;

EXCEPTING THEREFROM the following described parcel:

Beginning at the Southeast corner of Tract A of Skagit County Short Plat No. 7-72, approved March 7, 1972 (being located in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, W.M.); thence North $89^{\circ}51'07''$ East along the Easterly continuation of the South line of said Short Plat, a distance of 97 feet; thence North $0^{\circ}13'18''$ West, and parallel with the East line of said Short Plat, a distance of 180 feet, more or less, to the South line of James McLennin Road; thence West along the South line of McLennin Road, a distance of 97 feet to the Northwest corner of Tract 1, Skagit County Short Plat No. 50-74; thence South along the West line of said Tract 1, and the continuation thereof, a distance of 180 feet, more or less, to the Southeast corner of Tract A, Skagit County Short Plat No. 7-72, and the true point of beginning;

AND EXCEPT road;

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
07/14/2023

Estate of GUNNAR PEDERSEN:

No. 23-4-00387-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of GUNNAR PEDERSEN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on July 13, 2023.
- 1.2 In that will RUNE O PEDERSEN is named personal representative(s) as to separate property.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT RUNE O PEDERSEN is authorized by this court to execute the will of the above decedent as to separate property according to law.

DATED 07/14/2023.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kenneth Pemberton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

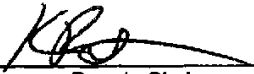
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on July 13, 2023.

I further certify that these letters are now in full force and effect.

DATED: 07/14/2023

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk

