

**AFTER RECORDING MAIL TO:**

**Mr. and Mrs. Joe F. Pedersen**

~~X7504E NAWIGOHK LMK~~ PMB F226075  
~~KUSCHL XZ X35706~~ 3590 ROUNDBOTTOM ROAD  
CINCINNATI, OH 45244-3026



200402270015  
Skagit County Auditor

2/27/2004 Page 1 of 1 8:42AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 110539-SE

**LAND TITLE OF SKAGIT COUNTY**

**Statutory Warranty Deed**

Grantor(s): Paul A. Wells and Julie Wells  
Grantee(s): Joe F. Pedersen and Sharon G. Pedersen  
Abbreviated Legal: Lot 13, Eastmont  
Assessor's Tax Parcel Number(s): 4637-000-013-0002, P106556

**THE GRANTOR PAUL A. WELLS, who acquired title as his separate estate, and JULIE WELLS, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** and as part of an IRC Section 1031 Like-kind Tax-Deferred Exchange in hand paid, conveys and warrants to **COLUMBIA 1031 SERVICES, LLC as facilitator for JOE F. PEDERSEN and SHARON G. PEDERSEN, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Lot 13, "PLAT OF EASTMONT," as per plat recorded in Volume 15 of Plats, pages 199 through 201, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Paragraphs A through H, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 110539-SE.

Dated February 20, 2004

Paul A. Wells

Julie Wells

# 864  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

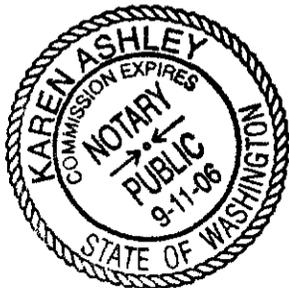
FEB 27 2004

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 2990.40  
Skagit County Treasurer  
By: Deputy

I certify that I know or have satisfactory evidence that **Paul A. Wells and Julie Wells** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 25th 2004



Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2006