

AFTER RECORDING MAIL TO:

Mr. and Mrs. Wade Melton
113 North 39th Place
Mount Vernon, WA 98273



200406180159
Skagit County Auditor

6/18/2004 Page 1 of 1 3:41PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112409-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Erik Pedersen aka Pedersen Construction
Grantee(s): Wade Melton and Sara K. Young
Abbreviated Legal: Lot 49, Hilltop Haven
Assessor's Tax Parcel Number(s): 4393-000-049-0000, P81325

DBA Pedersen Construction
THE GRANTOR ERIK PEDERSEN, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WADE MELTON and SARA K. YOUNG, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

(Not Grantor's Primary Residence)
Lot 49, "HILLTOP HAVEN," as per plat recorded in Volume 12 of Plats, pages 47, 48 and 49, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Agreements, Reservations and Easements of record, if any.

Dated June 10, 2004

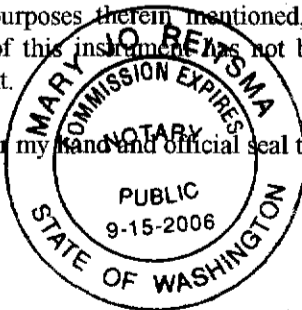
Erik Pedersen by Rune Pedersen his Attorney-In-Fact
Erik Pedersen by Rune Pedersen, his Attorney-In-Fact

STATE OF Washington }
COUNTY OF Skagit } SS:

On this 10th day of June, 2004 before me personally appeared Rune Pedersen, to me known to be the individual described in and who executed the foregoing instrument Erik Pedersen as Attorney in Fact for Erik Pedersen and acknowledged that he signed and sealed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)



JK
Notary Public in and for the State of Washington
Residing at MOUNT VERNON
My appointment expires: 9-15-2006

3111
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
DATE

JUN 18 2004

Amount Paid \$ 6043.10
Skagit County Treasurer
By: *JK* Deputy