



200804180003

Skagit County Auditor

4/18/2008 Page

1 of

5 8:46AM

Name: Pedersen LLCAddress: 1274 Hillcrest DrCity and State: Burlington, WA 98233

Tax Account Number: P126046 and P126047

Escrow #: JM-1441

QUIT CLAIM DEED1166
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

THE GRANTOR Pedersen LLC, a Washington LLC

for and in consideration of boundary line adjustment only

conveys and quit claims to Pedersen LLC, a Washington LLC

the following described real estate, situated in the County of Skagit State of Washington together with all after acquired title of the grantor(s) therein:

Parcel "X":

Lot 6 of City of Mount Vernon Short Plat No. LU-04-056 entitled "Kulshan Landing Short Plat", approved February 7, 2007 and recorded March 9, 2007 as Skagit County Auditor's File No. 200703090005, TOGETHER WITH that portion of Lot 7 of said Short Plat lying Easterly and Southeasterly of the following described line:

Line: Begin at the Northeast corner of said Lot 7; thence South 04 degrees 05 59" West, a distance of 118.12 feet; thence South 65 degrees 51' 17" West, a distance of 53.25 feet, to the Southwesterly line of said Lot 7, which point is on the Northeasterly right-of-way line of the cul-de-sac of North 14th Street, said point being the terminus of this line description,

All of the above being situate in the Southwest ¼ of the Southeast ¼ of Section 17, Township 34 North, Range 4 East, W.M.

Parcel "Y":

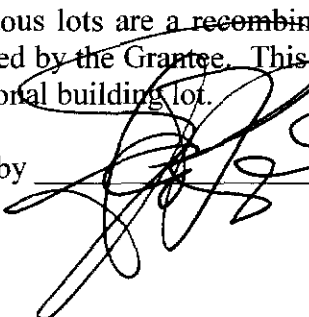
That portion of Lot 7 of City of Mount Vernon Short Plat No. LU-04-056 entitled "Kulshan Landing Short Plat", approved February 7, 2007 and recorded March 9, 2007 as Skagit County Auditor's File No. 200703090005, lying Westerly and Northwesterly of the following described line:

Line: Begin at the Northeast corner of said Lot 7; thence South 04 degrees 05 59" West, a distance of 118.12 feet; thence South 65 degrees 51' 17" West, a distance of 53.25 feet, to the Southwesterly line of said Lot 7, which point is on the Northeasterly right-of-way line of the cul-de-sac of North 14th Street, said point being the terminus of this line description,

All of the above being situate in the Southwest ¼ of the Southeast ¼ of Section 17, Township 34 North, Range 4 East, W.M.

The two herein described separate contiguous lots are a recombination or reaggregation of two differently described separate lots owned by the Grantee. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by
the Mount Vernon City Engineer.


4/16/08

Dated this 25 day of March, 2008.

Pedersen, LLC



by: ~~Rune~~ Pedersen
ERIK



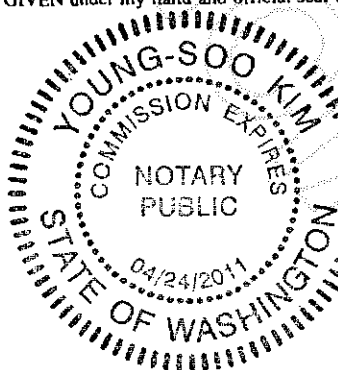
STATE OF WASHINGTON, }
County of SKAGIT } ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that ERIC PEDERSEN
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the MANAGER OF PEDERSEN LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

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



Young-Soo Kim
Notary Public in and for the State of Washington,
residing at

My appointment expires 4/24/2011

STATE OF WASHINGTON, }
County of } ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that _____
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the _____

of

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

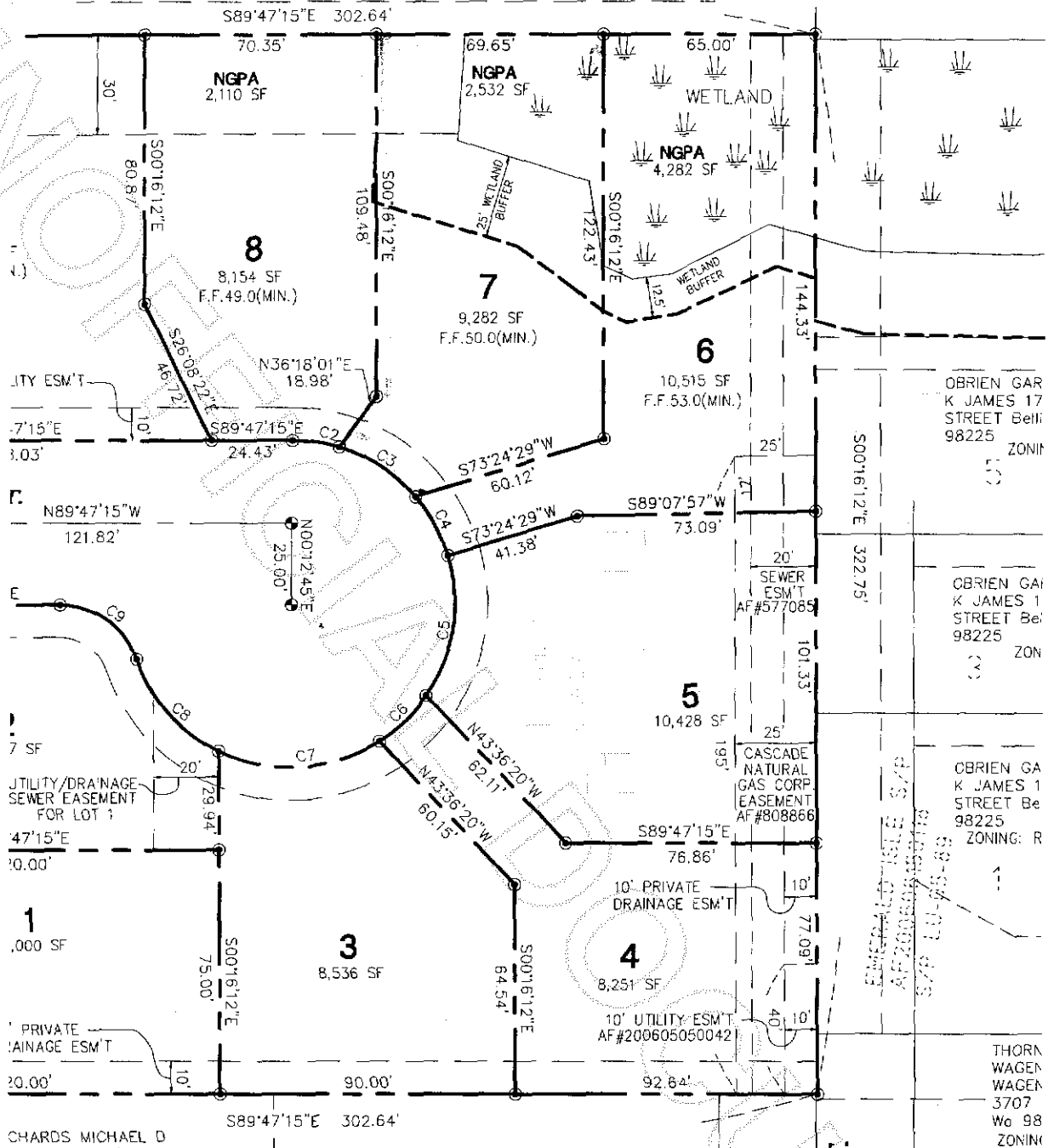
GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at

My appointment expires _____



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Skagit County Auditor



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	78.96	50.00	50.42	90°28'57"
C2	14.44	50.00	7.27	16°32'54"
C3	28.16	50.00	14.46	32°15'48"
C4	20.64	50.00	10.47	23°38'52"
C5	45.15	50.00	24.24	51°44'07"
C6	20.14	50.00	10.21	23°04'29"
C7	50.96	50.00	27.94	58°23'49"
C8	39.15	50.00	20.64	44°51'45"
C9	30.77	25.00	17.68	70°31'44"
C10	23.39	25.00	12.63	53°36'46"

S89°49'34"E 1329.88'

FND CASE MON
APRIL, 2002

SCALE: 1" = 50'

