

When recorded return to:

Mrs. Anna M. Wolfson, Mr. Byron J. Hinson, Ms. Karen Chaffin
1425 N 14th Street
Mount Vernon, WA 98273



200809240109
Skagit County Auditor

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 130931-PE

Grantor: Pedersen LLC
Grantee: Anna M. Wolfson, Byron J. Hinson and Karen Chaffin

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR PEDERSEN LLC, a Washington Limited Liability Company, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Anna M. Wolfson, a married woman, Byron J. Hinson, an unmarried man and Karen Chaffin, an unmarried woman, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 6 & Ptn Lot 7, SP# LU04-056, Kulshan Landing, AF# 200703090005.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 130931-PE.

Tax Parcel Number(s): 340417-4-105-0500, P126046

Dated September 8, 2008

Pedersen LLC

By: Erik Pedersen, Managing Member

3110
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 24 2008

Amount Paid \$ 6057.00
By Skagit Co. Treasurer
mam Deputy

STATE OF Washington
County of Skagit

}
} SS:

I certify that I know or have satisfactory evidence Erik Pedersen is

the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He is
authorized to execute the instrument and is The Managing Member
of Pedersen LLC
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated:

9/23/08

Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/12

ANNELIESE MARIA FARRELL
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 6-28-2012

EXHIBIT A

LEGAL DESCRIPTION:

Lot 6, 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 $04^{\circ}05'59''$ West, a distance of 118.12 feet;
thence South $65^{\circ}51'17''$ 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,
(Also known as Lot 6, boundary line adjustment, under Auditor's File No. 200804180003).

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



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