

When recorded return to:

Mr. and Mrs. Bradford R. Sokol
1214 North 14th Street
Mount Vernon, WA 98273



200811070103
Skagit County Auditor

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 131375-PE

Grantor: Pedersen LLC
Grantee: Bradford R. Sokol and Karissa N. Sokol

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

131375-PE

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 Bradford R. Sokol and Karissa N. Sokol, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Lot 1, Mt. Vernon SP #LU-04-056 (Aka Kulshan Landing Short Plat).

Tax Parcel Number(s): 340417-4-105-0100, P126042

Lot 1, City of Mount Vernon Short Plat No. LU-04-056 entitled "KULSHAN LANDING SHORT PLAT", approved February 7, 2007 and recorded March 9, 2007, under Skagit County Auditor's File No. 200703090005.

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

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. 131375-PE.

Dated November 4, 2008

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Pedersen LLC

By: Erik Pedersen, Managing Member

NOV 07 2008
Amount Paid
Skagit Co. Treasurer
By: [Signature]
6591.00

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 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: 11/6/08

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

[Signature]
Notary Public in and for the State of Washington
Residing at [Signature]
My appointment expires: 6/28/12