

When recorded return to:

Mr. Brad Jette, Ms. Anna Belle Jette
1417 N. 14th Street
Mount Vernon, WA 98273



201208300132
Skagit County Auditor

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 143414-SE

Grantor: Pedersen, L.L.C., a Washington limited liability company
Grantee: Brad Jette and Anna Belle Jette

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR PEDERSEN, L.L.C., 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 BRAD JETTE and ANNA BELLE JETTE, also known as Annabelle Whipple, each an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lot 7, Kulshan Landing Short Plat (#LU-04-056) Ptn SW 1/4 Of SE 1/4, 17-34-4 E W.M.

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. 143414-SE.

Tax Parcel Number(s): 340417-4-105-0600, P126047

Dated August 28, 2012

Pedersen, L.L.C., a Washington limited liability company

By: Erik Pedersen, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122706

AUG 30 2012

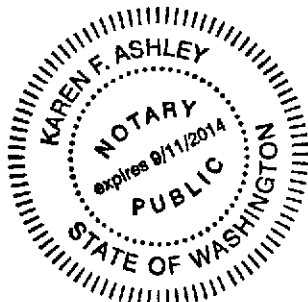
Amount Paid \$ 5790
Skagit Co. Treasurer
By MAM Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Erik Pedersen

_____ 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 Manager
_____ of Pedersen, L.L.C., a Washington limited liability company
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 29, 2012



Karen Ashley

Notary Public in and for the State of Washington

Residing at Sedro-Woolley

My appointment expires: 9/11/2014

EXHIBIT A

Schedule "A-1"

143414-SE

DESCRIPTION:

Lot 7, 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,

EXCEPT that portion of said Lot 7 lying Easterly and Southeasterly of the following described line:

Line: Begin at the Northeast corner of said Lot 7;
thence South 04°05'59" West, a distance of 118.12 feet;
thence South 65°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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