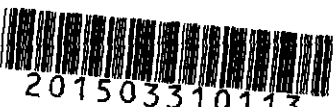


When recorded return to:

Mr. Matthew F. Sias  
1410 North 14th Street  
Mount Vernon, WA 98273

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 150474-SE

Grantor: Pedersen, L.L.C.  
Grantee: Matthew F. Sias

  
201503310113  
Skagit County Auditor  
3/31/2015 Page 1 of 1 1:53PM \$72.00

**Land Title and Escrow**

150474-SE

**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 MATTHEW F. SIAS, A MARRIED MAN AS HIS SEPARATE PROPERTY, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 3, SP LU-04-056, Kulshan Landing; Being A Ptn Of SW 1/4 Of SE 1/4, 17-34-4 E W.M.

Tax Parcel Number(s): 340417-4-105-0300, P126044

M. S.

Lot 3, 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; being a portion of the Southwest 1/4 of the Southeast 1/4, Section 17, Township 34 North, Range 4 East, W.M.

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. 150474-SE.


Dated March 30, 2015

Pedersen, L.L.C.

  
By: Erik Pedersen, General Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

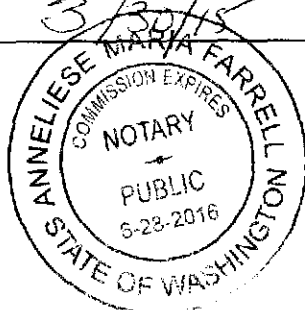
2015999  
MAR 31 2015



Amount Paid \$6359.60  
Skagit Co. Treasurer  
By  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 General Manager  
of Pedersen L.L.C.  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3/30/15



  
Notary Public in and for the State of Washington  
Residing at   
My appointment expires: 6/28/16