

When recorded return to:

Mr. and Mrs. Seth P. Howell
1426 N. 14th Street
Mount Vernon, WA 98273



201206290111
Skagit County Auditor

6/29/2012 Page 1 of 1 1:55PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 142645-OE

Grantor: Pedersen LLC, a Washington Limited Liability Company
Grantee: Seth P. Howell and Alicja J. Howell

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 SETH P. HOWELL and ALICJA J. HOWELL, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 5, Kulshan Landing Short Plat LU-04-056; Ptn SW 1/4 Of SE 1/4, 17-34-4 E W.M.

Tax Parcel Number(s): 340417-4-105-0001, P25704

*Mount

Lot 5, City of ~~Mount~~ 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; 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. 142645-OE.

Dated June 26, 2012

Pedersen LLC, a Washington Limited Liability Company

By: Erik Pedersen, Manager

20121929
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 29 2012

Amount Paid \$ 4811.00
Skagit Co. Treasurer
By MF 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 LLC, 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: June 27 2012

Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014

