

AFTER RECORDING MAIL TO:
Mr. and Mrs. Yong H. Kim
7573 Crescent Lane
Anacortes, WA 98221



200406140220
Skagit County Auditor

6/14/2004 Page 1 of 4 2:00PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81257

FIRST AMERICAN TITLE CO.
A81257-E-1

Statutory Warranty Deed

Grantor(s): Clyde O. Dimmick and Evelyn M. Dimmick
Grantee(s): Yong H. Kim and Jung H. Kim
Assessor's Tax Parcel Number(s): 4692-000-005-0000 P111118

THE GRANTOR Clyde O. Dimmick and Evelyn M. Dimmick, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Yong H. Kim and Jung H. Kim, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 5, "PLAT OF ESTATES AT SUMMIT PARK, DIVISION II", as per plat recorded in Volume 16 of Plats, pages 162 and 163, records of Skagit County, Washington.

SUBJECT TO the Exceptions contained on Schedule B-1 attached hereto.

29601
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: 6/11/2004

JUN 14 2004
29372
Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

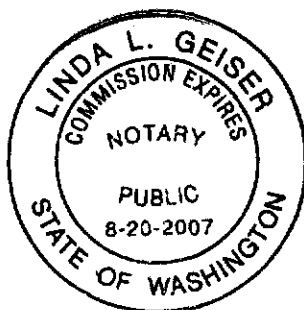
[Signature]
Clyde O. Dimmick

[Signature]
Evelyn M. Dimmick

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Clyde O. Dimmick and Evelyn M. Dimmick, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-14-04



[Signature]
Notary Public in and for the State of Washington
Residing at mt. Vernon
My appointment expires: 8-20-07

SCHEDULE "B-1"

Exceptions:

A. Terms, conditions and provisions of that certain "Bald Eagle Nest Site Management Plan", recorded June 6, 1995, under Auditor's File No. 9506060012, reference being made to the record for full particulars.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: February 1, 1996
Recorded: February 16, 1996
Auditor's No.: 9602160061
Purpose: Underground Electric System
Area Affected:

Being located as constructed or to be constructed on the above described property, generally described as follows:

Easement No. 1: All streets, easement areas and road rights-of-way as now or hereafter designed, platted and/or constructed with the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land ten (10) feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Estates at Summit Park Div. II
Recorded: March 19, 1997
Auditor's No: 9703190068
(Copy attached)

Said matters include but are not limited to the following:

- (1) The Plat Number and Date of Approval shall be included in all Deeds and Contracts.
- (2) No building permit shall be issued for any residential and/or commercial structures which are not at the time of application, determined to be within an official designated boundary of Skagit County Fire District.
- (3) Change in location of access may necessitate change of address. Contact Skagit County Public Works.



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(4) Alternative onsite sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.

(5) If your real property is adjacent to property used for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, including, but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the County and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, state and federal laws.

(6) Portion of this plat is affected by: Eagle Nest Site Turner Bay #988, Protection Per Bald Eagle Nest Site Management Plan signed with W.D.F. & W.

(7) An easement is hereby reserved for and granted to all utilities serving subject plat, including but not limited to Puget Sound Power and Light Company; Cascade Natural Gas; G.T.E. Northwest; Skagit County P.U.D. No. 1, and their respective successors and assigns, under and upon the exterior 10 feet, parallel with and adjoining the street frontage of all lots in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

(8) Dedicating to the public forever, all roads and ways, except private and corporate roads shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course in the original reasonable grading of the roads and ways shown hereon.

Tract 999 is hereby dedicated to P.U.D. No. 1 of Skagit County. Said Tract is reserved for water storage facilities.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing hereof across any lots as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

(9) Water Supply - Skagit County P.U.D.

(10) Open Space easement affecting Southerly portion of the subject property

(11) Building set back lines as delineated on the face of the Plat.

(12) Details of the Open Space Trail System are noted in the Declaration of Covenants, Conditions and Restrictions for the Estates at Summit Park.



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D. Terms and conditions of Maintenance Agreement recorded September 30, 1997, under Auditor's File No. 9709300084.

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: November 5, 1996
Recorded: November 5, 1996
Auditor's No.: 9611050066
Executed By: Landex Associates, Inc.

Said covenants were also amended to include Division III by document recorded under Auditor's File No. 9810070048.

Said covenants were amended to include Division II by document recorded under Auditor's File No. 9703190069.



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