

After Recording Return To
Grant B. Anderson
Smith Alling Lane, P.S.
1102 Broadway Plaza, #403
Tacoma, Washington 98402



200502100065

Skagit County Auditor

2/10/2005 Page 1 of 4 10:14AM

LAND TITLE OF SKAGIT COUNTY

114862-P

STATUTORY WARRANTY DEED

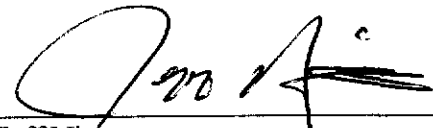
THE GRANTOR(S), JEFF NIMS, who also appears as ROBERT JEFFREY NIMS and ROBERT J. NIMS, and CONNIE NIMS, who also appears as CONNIE K. NIMS and CONNIE KAY NIMS, husband and wife, for and in consideration of Seven Hundred Forty Thousand and no/100 Dollars (\$740,000.00) and other valuable consideration, in hand paid, convey and warrant to JUNG HI KIM, a single person, the following described real estate, situated in the County of Skagit, State of Washington:

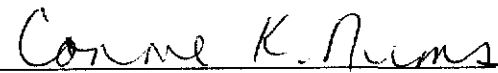
Abbreviated Legal: A ptn of Lots 1-7, Blk 3 & 1-7, Blk 4, Woolley. A ptn of NE 1/4 of SW 1/4, 24-35-4 E.W.M. (Full legal description attached hereto as Exhibit "A" and by referenced incorporated herein)

Tax Parcel Nos.: 4177-003-007-0006 and 350424-0-143-0005

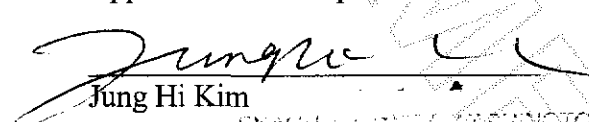
SUBJECT TO: Those Permitted Exceptions only as set forth on Exhibit "B" attached hereto and by reference incorporated herein, including the covenants, conditions, easements and restrictions of record, if any, all as more fully disclosed in the Preliminary Commitment For Title Insurance issued by Land Title Company of Skagit County under Order # 114862-P.

DATED 3rd day of February, 2005.


Jeff Nims


Connie K. Nims

Approved and Accepted:


Jung Hi Kim

SKAGIT COUNTY, WASHINGTON
REAL ESTATE EXCISE TAX

645

FEB 17 2005

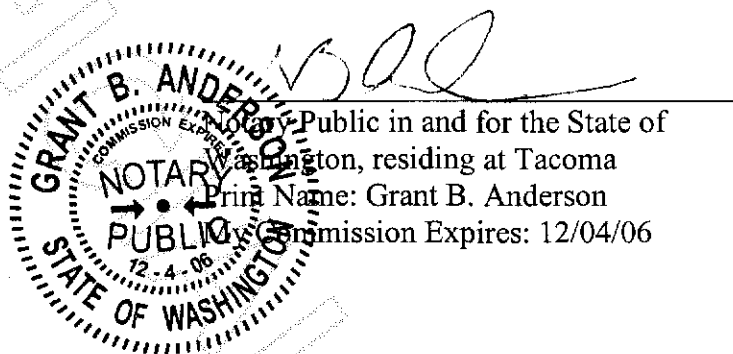
AMOUNT PAID 13,172.00

RECEIVED
PC

STATE OF WASHINGTON)
: ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me Jeff Nims and Connie K. Nims, to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged that they signed as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3rd day of February, 2005.



200502100065

Skagit County Auditor

DESCRIPTION:

The South 165.24 feet of the following described property:

Block 3 and Block 4, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

TOGETHER WITH vacated streets and alleys within said Block 3 and Block 4, and

TOGETHER WITH the 100-foot right-of-way of the Fairhaven and Southern Railroad through said Block 3 and Block 4.

EXCEPT from all of the above, that portion which lies Easterly of a line that is parallel with and 165 feet West of and measured at right angles to the West line of Murdock Street as established in the City of Sedro-Woolley.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

EXHIBIT A



200502100065

Skagit County Auditor

EXHIBIT "B"

Permitted Exceptions

1. General taxes for the year 2005 in an amount not yet available from the Skagit County Treasurer. Supplemental to follow upon availability.

Account No.: 4177-003-007-0006
Property Identification No.: P77461

Account No.: 350424-0-143-0005
Property Identification No.: P37531

2. Municipal assessments and impact fees, if any, levied by the City of Sedro-Woolley.
3. Rights of Tenants and/or parties in possession under unrecorded leases.

