



200706080118

Skagit County Auditor

After Recording Return To:

Hanmi Law Offices, P.S.
11050 5th Avenue NE, #202
Seattle, WA 98125

6/8/2007 Page 1 of 5 9:37AM

LAND TITLE OF SKAGIT COUNTY

125752-SA

Statutory Warranty Deed

THE GRANTOR, JU YEUN CHANG and CHAE SOOK CHANG, husband & wife, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration including Grantor's initial leg of a I.R.C. Section 1031 tax deferred exchange, the receipt of which is hereby acknowledged, in hand paid, conveys and warrants to HSJJ CO, L.L.C., a Washington limited liability company, the Grantee, as part of a Grantee's replacement leg of a I.R.C. Section 1031 tax deferred exchange, the following described real estate, situated in the County of SKAGIT, State of Washington:

Legal Description attached as Exhibit "A."

Subject to covenants, easements and restriction of record.

This Conveyance is being made directly by Grantor to Grantee at the request of and under the exclusive control of D. Benjamin Lee, PS, who is acting as Qualified Intermediary in this transaction.

Abbreviated Legal Description: ptn Lots 1 & 2, SP #90-45 being a ptn. NE 1/4 SW 1/4, and ptn Gov.
Lot 3, all in 5-34-2 E W.M.

Assessor's Property Tax Parcel/Account Number(s): 340205-0-040-0005 SKAGIT COUNTY WASHINGTON
340205-0-040-0500 REAL ESTATE EXCISE TAX

2688

DATED this 5th day of June 2007.

JUN 08 2007

GRANTOR:

Amount Paid \$93,455.00
Skagit Co. Treasurer
By *man* Deputy

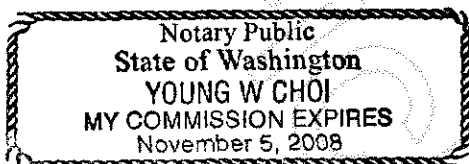
Ju Yeun Chang

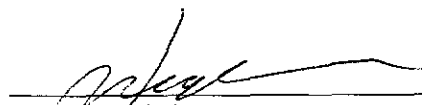
Chae Sook Chang

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Ju Yeun Chang and Chae Sook Chang, husband & wife, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5th day of June 2007.





Young W Choi
NOTARY PUBLIC in and for the State of Washington,
residing at Seattle, WA
My Commission expires: 11-05-08



200706080118
Skagit County Auditor

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

Lot 1 of Boundary Line Adjustment recorded August 29, 2005, under Auditor's File No. 200508290248 and Survey recorded under Auditor's File No. 200508290249, records of Skagit County, Washington, and described as follows:

Lot 1, Skagit County Short Plat No. 90-45, recorded January 24, 1991, in Volume 9 of Short Plats, page 308, under Auditor's File No. 9101240033, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southwest 1/4 and Government Lot 3, Section 5, Township 34 North, Range 2 East, W. M.;

EXCEPT those portions thereof lying South of the South line and its Westerly extension, of the most Northerly portion of said Lot 1.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL B:

Lot 2 of Boundary Line Adjustment recorded August 29, 2005, under Auditor's File No. 200508290248 and Survey recorded under Auditor's File No. 200508290249, records of Skagit County, Washington, and described as follows:

Lot 2, Skagit County Short Plat No. 90-45, recorded January 24, 1991, in Volume 9 of Short Plats, page 308, under Auditor's File No. 9101240033, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southwest 1/4 and Government Lot 3, Section 5, Township 34 North, Range 2 East W. M.;

EXCEPT all those portions thereof lying West of the West line and its Northerly extension of Lot 5 of said Skagit County Short Plat No. 90-45;

AND TOGETHER WITH all that portion of Lot 1, Skagit County Short Plat No. 90-45, recorded January 24, 1991, in Volume 9 of Short Plats, page 308, under Auditor's File No. 9101240033, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southwest 1/4 and Government Lot 3, Section 5, Township 34 North, Range 2 East W. M., lying South of the South line and its Westerly extension, of the most Northerly portion of said Lot 1, and lying East of the West line and its Northerly extension of Lot 5 of said Skagit County Short Plat No. 90-45.

Situate in the City of Anacortes, County of Skagit, State of Washington.



200706080118

Skagit County Auditor

6/8/2007 Page

3 of

5 9:37AM

EXHIBIT "A" Continued

PARCEL C:

An easement for ingress, egress and utilities over, under and across the following described tract of land:

All those portions of Lots 1, 2, 3 and 4, Skagit County Short Plat No. 90-45, recorded January 24, 1991, in Volume 9 of Short Plats, page 308, under Auditor's File No. 9101240033, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and Government Lot 3, Section 5, Township 34 North, Range 2 East W.M., being more particularly described as follows:

Beginning at the Southeast corner of said Lot 4;
thence North $87^{\circ}33'28''$ West along the South line thereof and along the South line of said Lot 1, a distance of 284.94 feet;
thence North $01^{\circ}37'58''$ East parallel with the East line of the most Southerly portion of said Lot 1, a distance of 100.09 feet to the beginning of a curve to the left, said curve having a radius of 225.00 feet;
thence Northerly, following said curve to the left through a central angle of $52^{\circ}00'00''$, an arc distance of 204.20 feet to the end of said curve;
thence North $50^{\circ}22'02''$ West, a distance of 93.21 feet to the beginning of a curve to the right, said curve having a radius of 125.00 feet;
thence Northerly following said curve to the right through a central angle of $52^{\circ}00'00''$, an arc distance of 113.45 feet to a point on the East line of the most Northerly portion of said Lot 4;
thence North $01^{\circ}37'58''$ East along the East line of said portion of Lot 4, a distance of 105.27 feet to the Northeast corner of said portion of Lot 4, said point lying on the Southerly line of a portion of Lot 2, said Skagit County Short Plat No. 90-45, said point also being the beginning of a curve to the left, said curve having a radius of 140.00 feet;
thence Northerly, following said curve to the left through a central angle of $08^{\circ}16'17''$, an arc distance of 20.21 feet to a point on the South line of the most Northerly portion of Lot 3, said Skagit County Short Plat No. 90-45;
thence continuing Northerly following said curve to the left through a central angle of $85^{\circ}49'37''$, an arc distance of 209.71 feet to a point on the West line of said Lot 3;
thence North $01^{\circ}37'58''$ East along said West line, a distance of 60.11 feet to its intersection with a curve to the right, the center of which bears South $01^{\circ}14'05''$ East and is 200.00 feet distant;
thence Southerly following said curve to the right through a central angle of $83^{\circ}27'17''$, an arc distance of 291.31 feet to its intersection with said South line of the most Northerly portion of Lot 3;



200706080118

Skagit County Auditor

EXHIBIT "A" Continued

thence continuing Southerly, following said curve to the right through a central angle of $05^{\circ}45'31''$, an arc distance of 20.10 feet to a point on said Southerly line of a portion of Lot 2;
thence continuing Southerly, following said curve to the right through a central angle of $03^{\circ}39'15''$, an arc distance of 12.76 feet to the end of said curve;
thence South $01^{\circ}37'58''$ West, a distance of 105.27 feet to the beginning of a curve to the left, said curve having a radius of 65.00 feet;
thence Southerly, following said curve to the left through a central angle of $52^{\circ}00'00''$, an arc distance of 58.99 feet to the end of said curve;
thence South $50^{\circ}22'02''$ East, a distance of 93.21 feet to the beginning of a curve to the right, said curve having a radius of 285.00 feet;
thence Southerly, following said curve to the right through a central angle of $52^{\circ}00'00''$, an arc distance of 258.66 feet to the end of said curve;
thence South $01^{\circ}37'58''$ West, a distance of 61.35 feet to the beginning of a curve to the left, said curve having a radius of 30.00 feet;
thence Southerly and Easterly, following said curve to the left through a central angle of $89^{\circ}11'26''$, an arc distance of 46.70 feet to the end of said curve, said point lying on a line parallel with and 10.00 feet North of, as measured at right angles to, the South line of said Lot 4;
thence South $87^{\circ}33'28''$ East along said parallel line, a distance of 169.99 feet to the beginning of a curve to the left, said curve having a radius of 25.00 feet;
thence Easterly and Northerly following said curve to the left through a central angle of $90^{\circ}49'00''$, an arc distance of 39.63 feet to the East line of said Lot 4;
thence South $01^{\circ}37'58''$ West along said East line, a distance of 35.36 feet to the point of beginning;

EXCEPT any portion thereof lying within Lots 1, 2 and 3 of Boundary Line Adjustment recorded August 29, 2005, under Auditor's File No. 200508290248 and Survey recorded under Auditor's File No. 200508290249, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.



200706080118
Skagit County Auditor