

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



200803110114

Skagit County Auditor

3/11/2008 Page 1 of 4 3:30PM

CHICAGO TITLE CO.  
IC44747

**STATUTORY WARRANTY DEED**

THE GRANTOR(S), JUNG HI KIM, a single person and ~~SANG H. PARK AND MYUNG S. JUNG husband and wife~~, for and in consideration of Nine Hundred Fifty Thousand and no/100 Dollars (\$950,000.00) and other valuable consideration, in hand paid, conveys and warrants to ~~\* SANG H. PARK + MYUNG S. JUNG, husband & wife~~ the following described real estate, situated in the County of Skagit, State of Washington:

~~\* Sang H. Park and~~ *myung Jung h/w*

Abbreviated Legal: Ptn Blks 3 & 4, Woolley the Hub of Skagit County (Full legal description attached hereto as Exhibit "A" and by referenced incorporated herein)

Tax Parcel Nos.: 4177-003-007-0006

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 Chicago Title Insurance Company under Order # IC 44747

DATED 7<sup>th</sup> day of March, 2008.

*Jung Hi Kim*  
Jung Hi Kim  
746  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 11 2008

Amount Paid \$ 16,915.00  
By Skagit Co. Treasurer  
MF

Approved and Accepted:

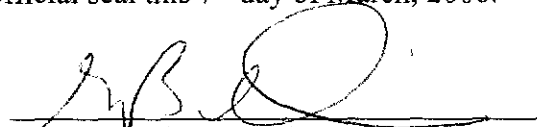
*Sang H. Park*  
Sang H. Park

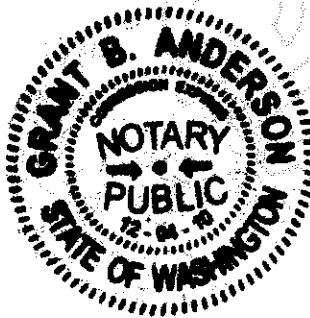
*Myung S. Jung*  
Myung S. Jung

STATE OF WASHINGTON                    )  
  : ss.  
COUNTY OF SNOHOMISH                )

On this day personally appeared before me Jung Hi Kim, to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged that she signed as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7<sup>th</sup> day of March, 2008.

  
\_\_\_\_\_  
Notary Public in and for the State of  
Washington, residing at Tacoma  
Print Name: Grant B. Anderson  
My Commission Expires: 12/04/10



## EXHIBIT "A"

### Legal Description

The South 165.24 feet of the following described property:

Block 3 and 4, WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON, according to the plat thereof 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.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



200803110114

Skagit County Auditor

## EXHIBIT "B"

### Permitted Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 14, 1983  
Auditor's No(s): 8302140062, records of Skagit County, Washington  
In favor of: Seafirst Bank  
For: Operating, maintaining, removing, replacing and repairing a 4 inch sewer line and its appurtenances with in a 20-foot strip
2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
**Together With** the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: October 27, 1969  
Auditor's No.: 732354, records of Skagit County, Washington  
Executed By: Great Northern Railway Company, a Minnesota corporation
3. Agreement, including the terms and conditions thereof, entered into;  
By: Mary E. Fredricks  
And Between: Oriah Hightower  
Recorded: May 26, 1913  
Auditor's No. 96802, records of Skagit County, Washington  
Providing: Construction, location and maintenance of common wall  
Affects: Lots 2 and 3
4. Public and private easements, if any, over vacated portion of said premises.
5. Terms, conditions, and restrictions of that instrument entitled Hazardous Substances Certificate and Indemnity Agreement;  
Recorded: February 10, 2005  
Auditor's No(s): 200502100067, records of Skagit County, Washington
6. Municipal assessments and impact fees, if any, levied by the City of Sedro-Woolley.
7. Rights of Tenants and/or parties in possession under unrecorded leases.
8. General taxes for 2008. The first half becomes delinquent May 1<sup>st</sup> and the 2<sup>nd</sup> half November 1<sup>st</sup>, if unpaid.  
Amount Due: \$3,350.93 on or before April 30  
Total Amount: \$6,701.86 billed for 2008  
Account No.: 4177-003-007-0006  
Property No.: P77481  
Located in: the City of Sedro Woolley

- END OF SPECIAL EXCEPTIONS -



200803110114

Skagit County Auditor