

When recorded return to:

and Mrs. Soon Woong Cho  
16718 97th Avenue Court East  
Puyallup, WA 98375

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number 93318



200806270109  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTOR J. Ellis Properties, 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 Soon Woong Cho and Hyunsil Cho- Kim, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

GUARDIAN NORTHWEST TITLE CO.  
B93318E2

Abbreviated Legal:  
Section 24, Township 35, Range 4; Ptn. NE NE

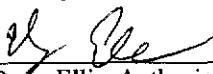
For Full Legal See Attached Exhibit "A"

Subject to Covenants, Conditions, Restrictions and Easements, as per attached Exhibit "B"

Tax Parcel Number(s): P37510, 350424-1-125-0007, P106035, 350424-0-127-0100, P37512, 350424-0-127-0005

Dated 6/24/08

J. Ellis Properties, L.L.C.

  
By: Doug Ellis, Authorized Agent

2092  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 27 2008

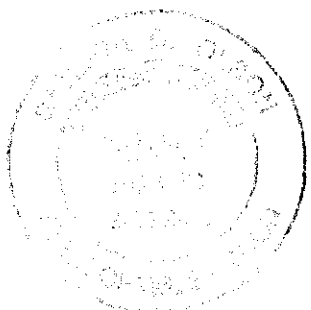
Amount Paid \$ 30,265.00  
Skagit Co. Treasurer  
By *mam* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Doug Ellis is/are the person(s) who appeared before me, and said person(s) acknowledge he signed this instrument, on oath stated he Is authorized to execute the instrument and acknowledge that as the Authorized Agent of J.Ellis Properties, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-24-08

  
Notary Public in and for the State of Wa  
Residing at Burlington, Washington  
My appointment expires: 2-20-2011



## EXHIBIT A

Parcel "A":

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the State Highway a distance of 379 feet North of the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence West 146.5 feet; thence South 120 feet; thence East 146.5 feet; thence North 120 feet to the point of beginning.

Parcel "B":

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway right of way 172 feet North of the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence North 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington; thence West 146.5 feet to the Southwest corner of said Anderson Tract; thence North 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right of way; thence South parallel to the West line of said State Highway right of way a distance of 207 feet; thence East 212 feet to the point of beginning, EXCEPT the West 65.5 feet thereof.

Parcel "C":

The West 65.5 feet of the following described tract:

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway right of way a distance of 172 feet North of the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence North a distance of 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington; thence West a distance of 146.5 feet to the Southwest corner of said Anderson Tract; thence North a distance of 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right of way; thence South parallel with the West line of State Highway right of way, a distance of 207 feet; thence East a distance of 212 feet to the point of beginning.



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Said Parcels "A", "B" and "C" are TOGETHER WITH a non-exclusive easement established by Auditor's File No. 200102080044 for ingress, egress and utilities over, under and across a 30-foot strip of land lying 15 feet on either side of the described centerline:

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway 9 (Township Road), being 30.00 feet West of the centerline 379 feet North of the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 24; thence South along the West right of way of said State Highway, a distance of 15.00 feet to the true point of beginning of this line description; thence North  $88^{\circ}51'15''$  West, parallel to a line of 379 feet North of the South line of said Northeast  $\frac{1}{4}$ , a distance of 221.37 feet; thence South  $44^{\circ}42'45''$  West a distance of 100.84 feet; thence on a curve to the left, having a radius of 65.00 feet, which bears South  $45^{\circ}17'15''$  East, through a central angle of  $44^{\circ}42'45''$  an arc length of 50.72 feet; thence South a distance of 224.88 feet to a line of 20 feet North of the North right of way of State Route 20 and the terminus of this line description.

EXCEPT any portion thereof which lies within Parcels "A", "B" and "C".

ALSO said Parcels "A", "B" and "C" are TOGETHER WITH a non-exclusive easement established by Auditor's File No. 200102080046 for the installation, construction, repair, replacement and maintenance of a sign over, under and across the East 10 feet of the South 10 feet of the following described property:

That portion of the Northeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the West right of way line (40 feet from centerline) of Township Road with the North right of way line (75 feet from centerline) of Secondary State Highway No. 1-A; thence South  $88^{\circ}33'29''$  West, along the North line of said State Highway No. 1-A, a distance of 76.20 feet to a line 20 feet North of, as measured perpendicular to, the South line of the East one-third of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 24; thence North  $88^{\circ}51'15''$  West along said line 20 feet North of said Southerly line, a distance of 188.90 feet to the true point of beginning; thence North  $00^{\circ}00'00''$  East a distance of 152.02 feet; thence South  $88^{\circ}51'15''$  East, parallel with said South line, a distance of 63.18 feet to a point that bears North  $88^{\circ}51'15''$  West and is 202.00 feet distant from the West line of said Township Road; thence North  $00^{\circ}00'00''$  East, parallel with said Township Road, a distance of 207.06 feet to a line that is 379 feet North of, as measured perpendicular to, the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence North  $88^{\circ}51'15''$  West, parallel with said South line, a distance of 204.98 feet to the West line of said East one-third of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence South  $00^{\circ}17'16''$  East along said West line, a distance of 359.12 feet to a line that is parallel with and 20 feet North of, as measured perpendicular to, said South line of the East one-third of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence South  $88^{\circ}51'15''$  East along said parallel line, a distance of 140.00 feet to the true point of beginning. (Also known as lot 2 of the Survey recorded July 12, 1991, under Auditor's File No. 9107120026, in Volume 11 of Surveys, pages 127 and 128, records of Skagit County, Washington).



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EXHIBIT "B"

Order No: 93318

Schedule "B-1"

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: October 28, 1994  
Auditor's No.: 9410280108  
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary line adjustment is not for the purposes of creating an additional building lot."  
(Affects Parcel "C")

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Bulson Road Holdings, LLC  
Dated: January 11, 2001  
Recorded: February 8, 2001  
Auditor's No.: 200102080045  
Purpose: Ingress, egress and utilities  
Area Affected: North 30 feet of Parcels "A" and "C"

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Bulson Road Holding LLC  
Dated: December 26, 2000  
Recorded: January 22, 2001  
Auditor's No.: 200101220091  
Purpose: ingress, egress and utilities  
Area Affected: North 30 feet of Parcels "A" and "C"

Said easement also established a utilities only easement on the South 20 feet of Parcels "B" and "C".

Said easement document is a re-recording of Auditor's File No. 200012290108.



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