

After Recording, Return to  
Name: Jong Chul Kim  
Address: 1600 East College Way  
Mount Vernon, WA 98273  
Escrow No: 20080808



200810070043  
Skagit County Auditor

10/7/2008 Page 1 of 6 11:37AM

Abbreviated Legal Description: Lot 5, 6 and 7, "PARKER BUSINESS CENTER"

Property Tax Parcel No: SEE ATTACHED

GUARDIAN NORTHWEST TITLE CO.

P80364 P82657

P80365 P80476

P80366 P80492

95418 -1

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S), J&S Properties Management, LLC, a Washington Limited Liability Company**, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and warrants to **Jong Chul Kim and Seonmi Kim**, husband and wife, **GRANTEE(S)**, the following described real estate, situated in the County of Skagit, State of Washington:

Tracts 5, 6 and 7, "PARKER BUSINESS CENTER", as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington.

TOGETHER WITH that portion of a private road adjoining the North side of Tracts 5 and 6, and being primarily 20 feet in width, said road sometimes being referenced as "Buck Way" and sometimes as "Private Collage Way."

ALSO TOGETHER WITH the East 1/2 of that portion of a private road entitled "Parker Way", adjoining on the West side of said Tracts 6 and 7 and being primarily 15 feet in width.

ALSO TOGETHER WITH that portion of the North 1/2 of that certain private road entitled "Jay Way" adjoining Tract 7, as delineated on the face of said plat.

SUBJECT TO: Rights, Reservations, Restrictions, Agreements, Covenants and/or Easements, including without limitation, those items disclosed on Exhibit "A" attached hereto and incorporated herein by this reference as though fully set forth.

DATED : October \_\_\_\_\_, 2008

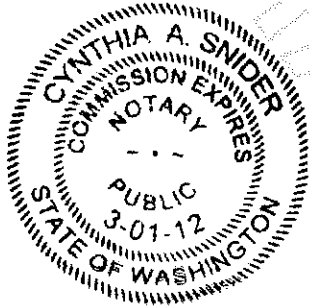
J&S Properties Management, LLC, a Washington Limited Liability Company

By: Doug Ellis  
By: Doug Ellis

STATE OF WASHINGTON )  
 )  
 ) SS.  
COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that Doug is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged as the Authorized siger of J & S Properties Management, LLC to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 1st day of October, 2008.



*Cynthia A. Snider*

NOTARY PUBLIC in and for the State of Washington, residing at  
My commission expires: 3.1.12

3298  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

OCT 07 2008

Amount Paid: 25,815.00  
Skagit County Treasurer  
By: *[Signature]* Deputy



200810070043  
Skagit County Auditor

SPECIAL EXCEPTIONS

A COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN  
DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT

Declaration Dated: March 23, 1977  
Recorded: May 19, 1978  
Auditor's No.: 879820  
Executed: Parker J. Buck and Ruby A. Potter

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: January 16, 1981  
Recorded: January 20, 1981  
Auditor's No.: 8101200041  
Executed By: Parker J. Buck, President of Patti Corporation

Said covenants have also been amended, modified, or in part waived as to some lots of the "PARKER BUSINESS CENTER", as disclosed by various sales instruments executed by the Patti Corporation.

By instrument recorded under Auditor's File No. 8412130027, Patti Corporation assigned control of the Architectural Control Committee and authority to Parker Business Center Association and, thereafter, said assignee amended said protective covenants by instrument recorded under Auditor's File No. 8501310044, both of which are hereto attached.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: August 16, 1988  
Recorded: August 23, 1988  
Auditor's No.: 8808230079  
Executed By: College Way Village Association

By document recorded under Auditor's File No. 9503170098, Puget Sound Power and Light Company released a portion of their utility easement that was reserved in said covenants.

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200810070043  
Skagit County Auditor

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

Plat/Subdivision Name: Parker Business Center  
Recorded: December 2, 1977  
Auditor's No: 869706

Said matters include but are not limited to the following:

1. The right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots where water might take a natural course, in the original grading of the roads shown hereon. The obligation for the cost of removal of snow from, and the maintaining of all private roads within the plat, will be the responsibility of the plat owners.

If the plat owners petition the City of Mount Vernon to include the private roads herein, in the City street system, it is understood that said plat owners shall fully develop the road system to the City street standards of the City of Mount Vernon, and all construction shall be free of liens, costs and other obligations. Acceptance of the streets shall be at the exclusive option of the City of Mount Vernon.

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

2. Private roadways. All those streets or roadways shown hereon, other than Roosevelt Avenue and that portion of College Way being dedicated as a public highway (lying within the North (40) feet of the Northwest 1/4, of the Southeast 1/4, of said Section 17), shall remain private streets or roadways, EXCEPT that Leigh Way from Roosevelt Avenue to William Way and William Way from Ninth Street to Buck Way may be abandoned or vacated as private roadways should the owners of Tracts 69 through 94, inclusive of the Plat of Parker Business Center decide to develop larger uninterrupted property than are presently shown hereon. Said abandonment or vacation of said portion of Leigh Way and William Way shall be at the exclusive option of 100% of the owners of record of said tracts 69 through 94, inclusive, by the execution and recording of a document of abandonment and vacation by the said 100% of the owners of record (which term does not include either contract sellers or mortgagees).

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3. Easements. Utility easements are hereby reserved and granted to the Puget Sound Power & Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corporation, the Skagit County Public Utility District No. 1 and Nationwide Cablevision Inc. under, over and across all those private streets or roadways as shown hereon in the Northwest 1/4 of the Southeast 1/4 of said Section 17.

Utility easements are also hereby reserved and granted to said utilities under, over and across Leigh Way and William Way in the South 1/2 of the Northeast 1/4 of the Southwest 1/4, of said Section 17, SUBJECT TO the abandonment or vacation conditions cited in Paragraph (2). Private roadways, hereinabove. In addition, utility easements shall be granted in accordance with the Subparagraph A4 of Section III, General Provisions, of the Protective Covenants and Restrictions of the plat of the Parker Business Center. Said easements shall permit the utilities to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment, for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated.

4. Unlicensed Vehicles. That portion of Roosevelt Avenue, lying within the Northwest 1/4, of the Southeast 1/4, of said Section 17, is hereby dedicated as a public highway SUBJECT TO the rights of the owners of the land within this plat of Parker Business Center to operate unlicensed vehicles over, across and upon said Roosevelt Avenue for a period of five (5) years subsequent to the date of recording of said plat.

5. Drainage, sewer and combined 20-foot green belt and railroad spur line or service road easements, as delineated on the face of the plat.

6. Easements in favor of the other lot owners over and across those portions of the subject property known as the private roads of College Way, Parker Way, Jay Way, Buck Way, William Way and Leigh Way.

**C RELEASE OF SEWER CONNECTION CHARGE INCLUDING THE COVENANTS AND AGREEMENTS THEREIN:**

Dated: May 26, 1996  
Recorded: June 7, 1996  
Auditor's No.: 9606070029

**D EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Co.  
Dated: July 27, 1992  
Recorded: August 3, 1992  
Auditor's No.: 9208030076  
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.  
Location: The North 25 Feet of Tract 6



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AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Everett Mutual Savings Bank, a Washington corporation  
And: M.J.R. Development, a Washington sole proprietorship  
Dated: July 23, 1992  
Recorded: December 8, 1992  
Auditor's No.: 9212080073  
Regarding: A clear understanding of the interaction between properties before and after construction on either site.



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