

When recorded return to:

Mr. and Mrs. Kwang Soo Oh, D. Benjamin Lee, Trustee

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 95244



200812230041

Skagit County Auditor

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Statutory Warranty Deed

95244-1

GUARDIAN NORTHWEST TITLE CO

THE Richard A. Pease and Monie W. Pease, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid and as Part of an IRS 1031 Tax Deferred Exchange, conveys and warrants to Kwang Soo Oh and Eun Ki Oh, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Detailed Legal Description

Lots 7, 8, 9 and 10, Block 1, "KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON", as per plat recorded in Volume 3 of Plats, page 80, records of Skagit County, Washington, EXCEPT the East 55 feet of said Lots 9 and 10, AND EXCEPT those portions conveyed to the City of Burlington for street purposes, by Deeds recorded November 21, 1985 under Auditor's File Nos. 8511210021, 8511210022 and 8511210023.

Subject to Covenants, conditions, restrictions and easements as per Exhibit "A" attached hereto and made a part hereof.

Tax Parcel Number(s): P72663, 4089-001-010-0002

Dated

12-17-08

Richard A. Pease

Monie W. Pease

4078
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 23 2008

Amount Paid \$ 45,217.00
Skagit Co. Treasurer
By *mem* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard A. Pease and Monie W. Pease, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-19-08

Sandra DeLeon

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



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EXHIBIT "A"

Order No: 95244

Schedule "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: September 2, 1994
Auditor's No.: 9409020011

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: January 4, 1995
Recorded: January 17, 1995
Auditor's No.: 9501170100
Purpose: "...natural gas pipeline..."
Area Affected: Six (6) feet of subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: October 18, 1994
Recorded: October 26, 1994
Auditor's No.: 9410260057
Purpose: "...natural gas pipeline..."
Area Affected: Six (6) feet of Lots 9 and 10 of subject property

D. The terms and provisions of that certain Stipulation & Agreed Judgment filed January 6, 1997 in Skagit County Cause No. 95-2-01243-7 pertaining to access to Sharon Street and the possible future installation of a driveway "pork chop".

Said Judgment includes a partial survey.



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