



201402140050

When recorded return to:
Joseph Dando and Darlene Dando
2182 N Crosswoods Circle
Oak Harbor, WA 98277

Skagit County Auditor \$74.00
2/14/2014 Page 1 of 3 10:51AM

Recorded at the request of:
Guardian Northwest Title
File Number: A107136

Statutory Warranty Deed

A107136
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Young-Soo Kim and Young-Joo Kim, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joseph Dando and Darlene Dando, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 1, Township 35 North, Range 4 East; Ptn. of Gov'ts 4 & 5

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P16159, 330401-0-010-0004, P16155, 330401-0-006-0000

Dated 2/06/2014

Young Soo Kim

Young Joo Kim

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

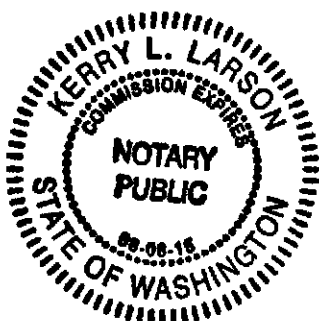
2014468
FEB 14 2014

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$1,963.⁰⁰
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Young Soo Kim and Young Joo Kim, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2-12-14



Printed Name: Kerry L. Larson
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 8-06-2015

EXHIBIT A

Parcel A:

The South 150 feet of that portion of Government Lot 4, Section 1, Township 33 North, Range 4 East, W.M., lying Westerly of the County road and North of a line drawn due West from the Northwest corner of Tract 33 of "Big Lake Water Front Tracts", Skagit County, Washington, according to the Plat recorded in Volume 4 of Plats, Page 12, records of Skagit County, Washington.

Parcel B:

The Northeast 1/4 of Government Lot 5, Section 1, Township 33 North, Range 4 East of W.M.

EXCEPT commencing at the Northeast corner of the Northeast 1/4 of Government Lot 5, said corner being the point of beginning;

Thence South 01°51'15" East along the East line of said Government Lot for a distance of 319.19 feet to the Northwest corner of the South 150 feet of that portion of Government Lot 4, Section 1, Township 33 North, Range 4 East, W.M., lying Westerly of the County road, known as the West Big Lake Boulevard, and North of a line drawn due West from the Northwest corner of Tract 33 of "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington; thence North 54°04'57" West for a distance of 69.50 feet; thence North 37°11'59" West for a distance of 95.36 feet; thence North 26°33'10" West for a distance of 119.70 feet; thence North 00°40'11" West more or less for a distance of 92.91 feet to the North line of the said Government Lot; thence North 89° 19' 49" East along the North line of the said Government Lot to the point of beginning.



201402140050

L.P.B. 10-05(i-l)
Page 2 of 2

EXHIBIT B

EXCEPTIONS:

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Day Lumber Company
Recorded: December 23, 1912
Auditor's No.: 94380
As Follows: Excepting and reserving from the above lands all petroleum, gas coal, or other valuable minerals, with the right of entry to take and remove the same and excepting lands occupied by County Roads, and the Northern Pacific Railroad right-of-way.

B. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: March 25, 1996
Auditor's No.: 9603250042
Affects: Parcel A

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: August 21, 1996
Auditor's No.: 9608210039

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Young-Soo Kim and Young-Joo Kim
And: Bruce R. Cook and Helen M. Cook
Dated: February 1, 1996
Recorded: July 6, 1999
Auditor's No.: 9907060173
Regarding: Compensation Agreement

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Young-Soo Kim and Young-Joo Kim, husband and wife
Recorded: January 21, 2010
Auditor's No.: 20100210044
Purpose: Utilities

F. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201001210045.

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Double Greek Company, LLC
Recorded: August 30, 2012
Auditor's No.: 201208300076
Purpose: Ingress, egress and utilities



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