



201406160126

Skagit County Auditor

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After Recording Return To:

Central Law & Escrow
2603 151st Place NE
Redmond, WA 98052

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

CHICAGO TITLE
620021525

20142100
JUN 16 2014**Statutory Warranty Deed**

Amount Paid \$36,174⁰⁰
Skagit Co. Treasurer
By *MB* Deputy

The Grantors, **LARSON COOK ROAD LLC**, a Washington limited liability company, and **ROETER COOK ROAD LLC**, a Washington limited liability company, as to an **undivided two-thirds (2/3)** interest, for an in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration including Grantors' initial leg of I.R.C. Section 1031 Tax Deferred Exchange,

The Grantor, **BISSELL REAL ESTATE HOLDINGS, LLC**, a Washington limited liability company, as to an **undivided one-third (1/3) interest**, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration,

the receipt of which is hereby acknowledged, in hand paid, conveys and warrants to **YONG HO KIM** and **JUNG HEE KIM**, husband and wife, the Grantee, as part of Grantee's replacement leg of I.R.C. Section 1031 Tax Deferred Exchange, the following described real estate, situated in the County of **SKAGIT**, State of Washington:

Lot 3 of Binding Site Plan No. PL07-0601 recorded March 3, 2008, under Auditor's File No. 200803030109, records of Skagit County, Washington; being a portion of the Northeast Quarter of Southwest Quarter of Section 19, Township 35, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

Abbreviated Legal Description: LOT 3 BINDING SITE PLAT NO. PL07-0601

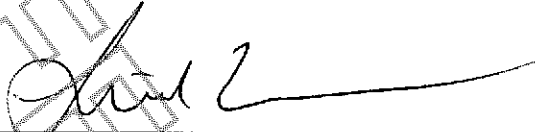
Assessor's Property Tax Parcel/Account Number: P127418 / 8075-000-003-0000

Subject to: Covenants, conditions, reservations, easements and agreements of record per Exhibit "A" hereto attached and made a part hereof.

DATED: JUNE 15, 2014

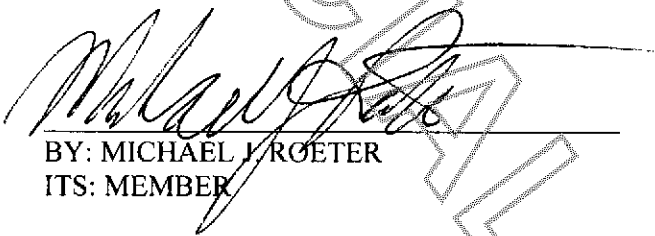
GRANTORS:

LARSON COOK ROAD LLC



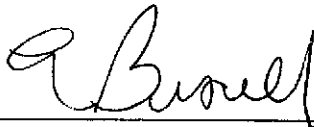
BY: LINDEN E. LARSON
ITS: MEMBER

ROETER COOK ROAD LLC



BY: MICHAEL J. ROETER
ITS: MEMBER

BISSELL REAL ESTATE HOLDINGS, LLC



BY: ERIC BISSELL
ITS: MEMBER



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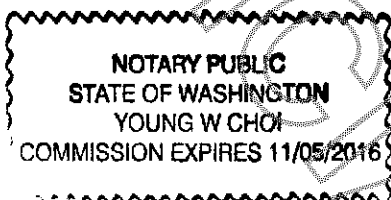
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STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me LINDEN E. LARSON to me known to be the Member of Larson Cook Road LLC, a Washington limited liability company, the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument and that the seal affixed is the company seal of said company.

WITNESS my hand and official seal hereto affixed this 15th day of June, 2014.

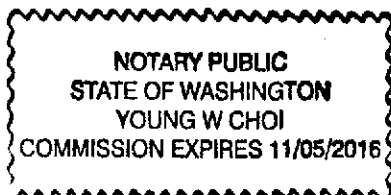




Young W. Choi
NOTARY PUBLIC in and for the State of Washington,
residing at Bellevue, WA
My Commission expires: 11-05-16

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me MICHAEL J. ROETER to me known to be the Member of Roeter Cook Road LLC, a Washington limited liability company, the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument and that the seal affixed is the company seal of said company.

WITNESS my hand and official seal hereto affixed this 15th day of June, 2014.



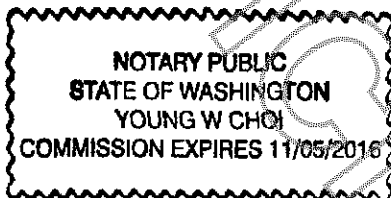

Young W. Choi
NOTARY PUBLIC in and for the State of Washington,
residing at Bellevue, WA
My Commission expires: 11-05-16

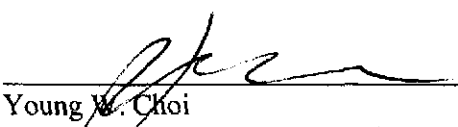


STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me ERIC BISSELL to me known to be the Member of Bissell Real Estate Holdings, LLC, a Washington limited liability company, the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument and that the seal affixed is the company seal of said company.

WITNESS my hand and official seal hereto affixed this 15th day of June, 2014.





Young W. Choi
NOTARY PUBLIC in and for the State of Washington,
residing at Bellevue, WA
My Commission expires: 11-05-16



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SCHEDULE B
(continued)EXHIBIT "A"

SPECIAL EXCEPTIONS

1. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from and between said premises and the highway (or highways) condemned by proceedings
Under: Skagit County Superior Court
Cause No.: SC26648
To: State of Washington
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 90-33:

Recording No: 9101140018
3. Agreement, including the terms and conditions thereof; entered into;
By: Whatcom County Water District No. 12
And Between: Pierson Associates
Recorded: July 21, 1978
Auditor's No. 884000, records of Skagit County, Washington
Providing: Sewer Service availability
4. Provisions as set forth out in a Deed recorded September 4, 1991, under Auditor's File No. 9109040067, records of Skagit County, Washington, providing for drainage swale and retention/detention pond.

Said instrument contains, among other things, provisions for maintenance by the common users
5. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;
Recorded: November 9, 2007
Auditor's No(s): 200711090133, records of Skagit County, Washington
6. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;
Recorded: November 9, 2007
Auditor's No(s): 200711090132, records of Skagit County, Washington
7. Terms, conditions, and restrictions of that instrument entitled Title Notification;
Recorded: November 9, 2007
Auditor's No(s): 200711090131, records of Skagit County, Washington

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ALTA Commitment (Adopted: 06.17.2006)



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SCHEDULE B

(continued)

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on BINDING SITE PLAN NO. PL07-0601.

Recording No.: 200803030109

9. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Plat Lot of Record Certification.

Recorded: March 3, 2008

Auditor's No(s): 200803030110, records of Skagit County, Washington

10. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: April 7, 2008

Auditor's No.: 200804070134, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Underground electric system, together with necessary appurtenances

11. Agreement, including the terms and conditions thereof, entered into;

By: Samish Water District

And Between: Cook Road Alliance

Recorded: July 23, 2009

Auditor's No. 200907230170, records of Skagit County, Washington

Providing: Sewer Service Agreement

12. Settlement Agreement and the terms and conditions thereof

Recording Date: March 16, 2010 and May 10, 2010

Recording No.: 201003160057 and 201005100100

13. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.



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