



201407300087

Skagit County Auditor

\$74.00

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3 1:45PM

After Recording Return To:

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

CHICAGO TITLE

620021107

Statutory Warranty Deed

The Grantor, **K C S Investment, Inc.**, a Washington corporation, for and in consideration of **Ten and 00/100 Dollars (\$10.00)** and other valuable consideration including **Grantor's initial leg of a I.R.C. Section 1031 tax deferred exchange**, the receipt of which is hereby acknowledged, in hand paid, conveys and warrants to **BKOB, LLC**, a Washington limited liability company, the Grantee, the following described real estate, situated in the County of **SKAGIT**, State of Washington.

Legal Description attached as Exhibit "A."

Abbreviated Legal Description: LOTS 1 & 2 PTN LOTS 3 & 4 CITY OF BURLINGTON SHORT PLAT NO. BURL-4-94

Assessor's Property Tax Parcel/Account Number(s): P112022 / 340406-1-005-0500

Subject to Covenants, conditions, reservations, easements and agreements of record.

DATED: July 29, 2014

GRANTOR:

K C S INVESTMENT, INC.:


BY: CHUNG KIM
ITS: PRESIDENT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

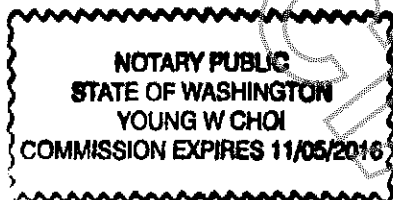
2014 2021
JUL 30 2014


Amount Paid \$134,573.00
Skagit Co. Treasurer
By *mem* Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me or have satisfactory knowledge CHUNG KIM to me known to be the President of K C S INVESTMENT, INC., a Washington corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, 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 corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed this 29th day of July, 2014.




Young W. Choi
NOTARY PUBLIC in and for the State of Washington,
residing at Bellevue, Washington
My Commission expires: 11-05-2016



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SCHEDULE A

(continued)

5. The land referred to in this Commitment is described as follows:

For APN/Parcel ID(s): P112022 / 340406-1-005-0500

PARCEL "A":

Lots 1, 2 and that portion of Lot 3 of City of Burlington Short Plat BURL- 4-94, approved May 16, 1995 and recorded May 24, 1995 in Book 11 of Short Plats, at pages 204 and 205, under Auditor's File No. 9505240069, being in a portion of the Northeast 1/4 of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of Lot 4 of said Short Plat;
Thence North 88°59'18" West, along the North line of said Lot 4, a distance of 239.06 feet to the TRUE POINT OF BEGINNING;
Thence North 1°00'42" East, a distance of 150.00 feet to the South right of way line of Andis Road, as shown on said Short Plat;
Thence North 88°59'18" West, along the South right of way line of Andis Road, a distance of 37.61 feet to the Northwest corner of said Lot 3;
Thence South 1°00'42" West, along the West line of said Lot 3, a distance of 150.00 feet to the Southwest corner thereof;
Thence South 88°59'18" East, along the South line of said Lot 3, a distance of 37.61 feet to the TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington.

PARCEL "B":

That portion of Lot 4 of City of Burlington Short Plat BURL-4-94, approved May 16, 1995 and recorded May 24, 1995 in Book 11 of Short Plats, at pages 204 and 205, under Auditor's File No. 9505240069, being a portion of the Northeast 1/4 of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of said Lot 4;
Thence North 88°59'18" West, along the North line thereof, a distance of 239.06 feet to the TRUE POINT OF BEGINNING;
Thence South 1°00'42" West, a distance of 181.20 feet to the South line of said Lot 4;
Thence North 88°54'58" West, along the South line thereof, a distance of 315.57 feet to the Southwest corner of said Lot 4;
Thence North 0°01'24" West, along the West line thereof, a distance of 63.45 feet to the Southwest corner of Lot 1 of said Short Plat;
Thence the following courses along the South lines of Lot 1 and Lot 2, of said Short Plat:
Thence South 82°24'41" East, a distance of 7.40 feet;
Thence North 85°47'46" East, a distance of 78.55 feet;
Thence North 18°39'46" East, a distance of 49.90 feet;
Thence South 88°59'18" East, a distance of 40.28 feet;
Thence South 88°59'18" East, a distance of 138.11 feet to the Southeast corner of said Lot 2;
Thence North 1°00'42" East, a distance of 63.52 feet to the Southwest corner of Lot 3 of said Short Plat;
Thence South 88°59'18" East, a distance of 37.61 feet to the TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington.

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ALTA Commitment (Adopted: 06.17.2006)



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\$74.00

AMERICAN
LAND TITLE
ASSOCIATION7/31/2014 11:44AM
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