



201507310181

Skagit County Auditor

\$79.00

7/31/2015 Page

1 of

8 3:25PM

After Recording Return To:

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

CHICAGO TITLE
620024854 **Statutory Warranty Deed**

The Grantors, **SOON WOONG CHO** and **HYUNSIL CHO-KIM**, husband and wife, 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 **DAE & JASON, LLC**, a Washington limited liability company, 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:

Full Legal Description attached hereto as Exhibit "A"

Abbreviated Legal Description: PTN NE NE, 24-35-04

Assessor's Property Tax Parcel/Account Number: P106035 / 350424-0-127-0100
P37512 / 350424-0-127-0005
P37510 / 350424-1-125-0007

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

DATED: JULY 31, 2015

GRANTOR:

SOON WOONG CHO

GRANTOR:

HYUNSIL CHO-KIM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20150722

JUL 31 2015

Amount Paid \$ 30977.00

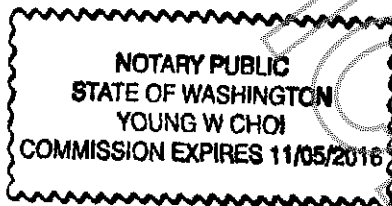
Skagit Co. Treasurer

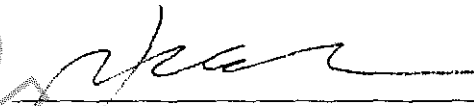
By Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me or have satisfactory knowledge that Soon Woong Cho and Hyunsi Cho-Kim to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31ST day of July 2015.





Young W. Choi
Notary Public in and for the State of Washington,
residing at Bellevue, Washington.
My appointment expires: 11-05-2016

SCHEDULE A
(continued)

EXHIBIT " A "

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

For APN/Parcel ID(s): P106035 / 350424-0-127-0100, P37512 / 350424-0-127-0005 and P37510 / 350424-1-125-0007

Parcel "A":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the State Highway a distance of 379 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence West 146.5 feet;
thence South 120 feet; thence East 146.5 feet;
thence North 120 feet to the point of beginning.

EXCEPT that portion as conveyed to the City of Sedro-Woolley by deed recorded June 9, 2006 under Auditor's File No. 200606090045, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Parcel "B":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway right of way 172 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington;
thence West 146.5 feet to the Southwest corner of said Anderson Tract; thence North 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right of way;
thence South parallel to the West line of said State Highway right of way a distance of 207 feet;
thence East 212 feet to the point of beginning.

EXCEPT the West 65.5 feet thereof.

AND EXCEPT that portion as conveyed to the City of Sedro-Woolley by deed recorded June 9, 2006 under Auditor's File No. 200606090045, records of Skagit County, Washington.

(Also known as lot 2 of the Survey recorded July 12, 1991, under Auditor's File No. 9107120026, in Volume 11 of Surveys, pages 127 and 128, records of Skagit County, Washington).

Parcel "C":

The West 65.5 feet of the following described tract:

Copyright American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment (Adopted: 06.17.2006)

AMERICAN
LAND TITLE
ASSOCIATION



SCHEDULE A
(continued)

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway right of way a distance of 172 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North a distance of 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington; thence West a distance of 146.5 feet to the Southwest corner of said Anderson Tract; thence North a distance of 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right of way; thence South parallel with the West line of State Highway right of way, a distance of 207 feet; thence East a distance of 212 feet to the point of beginning.

Situated in Skagit County, Washington.

Parcel D:

A non-exclusive easement established by Auditor's File No. 200102080044 for ingress, egress and utilities over, under and across a 30-foot strip of land lying 15 feet on either side of the described centerline:

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway 9 (Township Road), being 30.00 feet West of the centerline 379 feet North of the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24; Thence South along the West right of way of said State Highway, a distance of 15.00 feet to the true point of beginning of this line description; thence North $88^{\circ}51'15''$ West, parallel to a line of 379 feet North of the South line of said Northeast $\frac{1}{4}$, a distance of 221.37 feet; thence South $44^{\circ}42'45''$ West a distance of 100.84 feet; thence on a curve to the left, having a radius of 65.00 feet, which bears South $45^{\circ}17'15''$ East, through a central angle of $44^{\circ}42'45''$ an arc length of 50.72 feet; thence South a distance of 224.88 feet to a line of 20 feet North of the North right of way of State Route 20 and the terminus of this line description.

EXCEPT any portion thereof which lies within Parcels "A", "B" and "C"

Parcel E:

A non-exclusive easement established by Auditor's File No. 200102080046 for the installation, construction, repair, replacement and maintenance of a sign over, under and across the East 10 feet of the South 10 feet of the following described property:

That portion of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the West right of way line (40 feet from centerline) of Township Road with the North right of way line (75 feet from centerline) of Secondary State Highway No. 1-A; thence South $88^{\circ}33'29''$ West, along the North line of said State Highway No. 1-A, a distance of 76.20 feet to a line 20 feet North of, as measured perpendicular to, the South line of the East one-third of the

Copyright American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment (Adopted: 06.17.2006)

AMERICAN
LAND TITLE
ASSOCIATION



Printed: 07.24.15 @ 12:09 PM

WA-CT-FNRV-02150.620019-SPS-1-15-620024854

SCHEDULE A
(continued)

Northeast ¼ of the Northeast ¼ of said Section 24; thence North 88°51'15" West along said line 20 feet North of said Southerly line, a distance of 188.90 feet to the true point of beginning; thence North 00°00'00" East a distance of 152.02 feet; thence South 88°51'15" East, parallel with said South line, a distance of 63.18 feet to a point that bears North 88°51'15" West and is 202.00 feet distant from the West line of said Township Road; thence North 00°00'00" East, parallel with said Township Road, a distance of 207.06 feet to a line that is 379 feet North of, as measured perpendicular to, the South line of said Northeast ¼ of the Northeast ¼; thence North 88°51'15" West, parallel with said South line, a distance of 204.98 feet to the West line of said East one-third of the Northeast ¼ of the Northeast ¼; thence South 00°17'16" East along said West line, a distance of 359.12 feet to a line that is parallel with and 20 feet North of, as measured perpendicular to, said South line of the East one-third of the Northeast ¼ of the Northeast ¼; thence South 88°51'15" East along said parallel line, a distance of 140.00 feet to the true point of beginning.

All Situated in Skagit County, Washington.

END OF SCHEDULE A

Copyright American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment (Adopted: 06.17.2006)

AMERICAN
LAND TITLE
ASSOCIATION



Printed: 07.24.15 @ 12:09 PM

WA-CT-FNRV-02150.620019-SPS-1-15-620024854

SCHEDULE B
(continued)
EXHIBIT " B "

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Neil J. Murphy, his heirs, successors and/or assigns
Purpose: Ingress, egress and utilities
Recording Date: October 28, 1994
Recording No.: 9410280108
Affects: South 20 feet of Parcel C

2. Covenants, conditions and restrictions 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 in the document

Recording Date: October 28, 1994
Recording No.: 9410280108

As follows:

"The above described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary line adjustment is not for the purposes of creating an additional building lot" (Affects Parcel C).

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Bulson Road Holdings, LLC
Purpose: Ingress, egress and utilities
Recording Date: February 8, 2001
Recording No.: 200102080045
Affects: North 30 feet of Parcels A and C

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Bulson Road Holdings LLC
Purpose: Ingress, egress and utilities
Recording Date: January 22, 2001
Recording No.: 200101220091
Affects: North 30 feet of Parcels A and C

Said easement also established a utilities only easement on the South 20 feet of Parcels B and C.

Said easement is a re-recording of Auditor's File No. 200012290108.

5. Reciprocal Easement Agreement and the terms and conditions thereof

Recording Date: November 10, 2005
Recording No.: 200511100115

Copyright American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment (Adopted: 06.17.2006)



SCHEDULE B
(continued)

6. TO PROVIDE AN EXTENDED COVERAGE LENDER'S POLICY GENERAL EXCEPTIONS B AND C ARE HEREBY DELETED. GENERAL EXCEPTIONS A AND D HAVE NOT BEEN CLEARED.

IN CONSIDERATION OF CLEARING PARAGRAPHS A AND D OF SCHEDULE B, PLEASE HAVE THE BORROWER/OWNER COMPLETE THE OWNER'S AFFIDAVIT AND RETURN TO OUR OFFICE FOR REVIEW.

7. 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.
8. A memorandum of lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: October 2, 2001
 Lessor: Ellis Properties, LLC
 Lessee: Subway Real Estate Corp.
 Recording Date: August 12, 2002
 Recording No.: 200208120131

Assignment of the lessor's interest under said lease,

Assignor: J. Ellis Properties, LLC
 Assignee: Soon Woong Cho and Cho-Kim Hyunsil
 Recording Date: June 27, 2008
 Recording No.: 200806270116

9. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Assignment of Lease
 Lessor: J. Ellis Properties, LLC
 Lessee: North Coast Credit Union
 Recording Date: June 27, 2008
 Recording No.: 200806270112

Assignment of the Lessor's interest under said lease,

Assignor: J. Ellis Properties, LLC
 Assignee: Soon Woong and Cho-Kim Hyunsil
 Recording Date: June 27, 2008
 Recording No.: 200806270112

Copyright American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment (Adopted: 06.17.2006)



SCHEDULE B
(continued)

10. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Assignment of Lease
Lessor: J. Ellis Properties, LLC
Lessee: Teriyaki Wok
Recording Date: June 27, 2008
Recording No.: 200806270115

Assignment of the Lessor's interest under said lease,

Assignor: J. Ellis Properties, LLC
Assignee: Soon Wøong Cho and Cho-Kim Hyunsil
Recording Date: June 27, 2008
Recording No.: 200806270115