

When recorded return to:  
Joon Ho Lim and Jung Ja Lim  
50291 State Route 20  
Concrete, WA 98237



201607210047

Skagit County Auditor \$78.00  
7/21/2016 Page 1 of 6 1:55PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

10500 NE 8th St., Suite 600  
Bellevue, WA 98004

Escrow No.: 0073458-OC

CHICAGO TITLE  
620028030

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Tae H Um, as his separate estate as to a portion of Parcel A; Tae Um as personal Representative of the estate of Keum Um, deceased as to a portion of Parcel A; and Tae H Um and Hanna Um, husband and wife as to a portion of Parcel A

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Joon Ho Lim and Jung Ja Lim, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 4 SKAGIT COUNTY SHORT PLAT NO. 93-016 AND PTN NW SE, 21-35-09

Tax Parcel Number(s): P105363,

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

Dated: July 14, 2016

Tae Um  
  
Hanna Um

The Estate of Keum Um

BY:   
Tae Um  
Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

10163068  
JUL 21 2016

Amount Paid \$ 3209.00  
By Skagit Co. Treasurer  
Deputy

STATUTORY WARRANTY DEED

(continued)

U4  
State of ~~WASHINGTON~~ CALIFORNIA  
County of ~~SKAGIT~~ ORANGE  
UM

I certify that I know or have satisfactory evidence that Tae Um and Hanna Um are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 14, 2016

*Viorica Marcu*

Name: VIORICA MARCU  
Notary Public in and for the State of CALIFORNIA  
Residing at: LOS ANGELES COUNTY, CA  
My appointment expires: 08/04/2018



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of CALIFORNIA

COUNTY of ORANGE

I certify that I know or have satisfactory evidence that TAE UM

(s) is/are the person(s) who appeared before me, and said person acknowledged that (he) (he/she/they) signed this instrument, on oath stated that (he) (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Keum Um to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 14, 2016

Viorica de  
Name: VIORICA MARCU  
Notary Public in and for the State of CALIFORNIA  
Residing at: LOS ANGELES COUNTY, CA  
My appointment expires: 02/04/2018



**EXHIBIT "A"**  
Legal Description

**PARCEL A:**

Lot 4, SKAGIT COUNTY SHORT PLAT NO. 93-016, approved November 3, 1993, and recorded November 15, 1993, in Volume 11 of Short Plats, page 16, under Auditor's File No. 9311150088, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 9 East of the Willamette Meridian.

TOGETHER WITH that portion of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 35 North, Range 9 East, W.M., per Statutory Warranty Deed recorded under Auditor's File No. 201209060043, described as follows:

Beginning at the Northwest corner of Lot 4 and the Northeast corner of Lot 3, as delineated on Short Plat No. 93-016, as recorded under Auditor's File No. 9311150088; thence South 88°01'30" East 105.81 feet; thence North 00°09'45" East 85.11 feet; thence North 88°01'30" West 105.81 feet; thence South to the true point of beginning.

(Being a portion of Parcel B of Survey recorded under Auditor's File No. 9112110040.)

ALSO TOGETHER WITH that portion of Parcel B of Survey recorded as Auditor's File No. 9112110040 in the Northeast Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 9 East, W.M., per Quit Claim Deed recorded under Auditor's File No. 201309180106, described as follows:

Begin at the Northwest corner of Lot 3 of Skagit County Short Plat No. 93-016, approved November 3, 1993, and recorded November 15, 1993, in Volume 11 of Short Plats, page 16, under Auditor's File No. 9311150088;

Thence North 00 degrees 09'45" East, a distance of 85.11 feet, more or less, to a point on the Westerly extension of the North line of Lot 4 of said Short Plat;

Thence South 88 degrees 01'30" East, along said Westerly extension to the Northwest corner of those premises conveyed to Tae Um, et ux, et al, by deed recorded as Auditor's file No. 201209060004;

Thence South along the West line of said Um premises to the Northeast corner of said Lot 3;

Thence North 88 degrees 01'30" West, along the North line of said Lot 3 to the point of beginning

Situated in Skagit County, Washington.

**PARCEL B:**

An easement for access and utilities over the South 20 feet of Lot 3, SKAGIT COUNTY SHORT PLAT NO. 93-016, approved November 3, 1993, and recorded November 15, 1993, in Volume 11 of Short Plats, page 16, under Auditor's File No. 9311150088, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 9 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**PARCEL C:**

An easement for access and utilities over portions of Lots 2 and 3, SKAGIT COUNTY SHORT PLAT NO. 93-016, approved November 3, 1993, and recorded November 15, 1993, in Volume 11 of Short Plats, page 16, under Auditor's File No. 9311150088, records of Skagit County, Washington, as delineated on the face of said short plat; being a portion of Northeast Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 9 East of the Willamette Meridian.

Situated in Skagit County, Washington.

## EXCEPTIONS

Order No.: 0073458-OC

1. The right of ingress and egress over a portion of Lot 2 in the vicinity of the septic tank improvement and lines attached thereto appurtenant to the South Quarter of said Northeast Quarter of the Southwest Quarter and the right to excavate the same as necessary to make repairs to the septic tank improvement and to pump it out as required as disclosed within that certain judgment  
Entered into: March 22, 1982  
Case No.: 37779, records of Skagit County, WA  
Affects: Parcel C
2. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: October 3, 1994  
Auditor's No.: 9410030098, records of Skagit County, WA  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: The South 20 feet of Parcel A and all of Parcels B and C
3. 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. 93-016:  
  
Recording No: 9311150088
4. Shared Well and Water System Agreement and the terms and conditions thereof  
  
Recording Date: August 18, 1998  
Recording No.: 9808100109
5. Waiver and Covenant Not to Sue Skagit County and Adjacent to Natural Resource Land Property Owners and the terms and conditions thereof  
  
Recording Date: August 30, 2000  
Recording No.: 200008300001
6. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof  
  
Recording Date: August 30, 2000  
Recording No.: 200008300002
7. 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 Survey:  
  
Recording No: 9112110040
8. Roadway easement in favor of State of Washington, Department of Natural Resources, recorded August 15, 1995 under Auditor's File No. 9508150069.  
Affects: The West 40 feet of both parcels
9. Easement, including the terms and conditions thereof, granted by instrument.  
Recorded: October 3, 1994  
Auditor's No.: 9410030098, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: Parcel B
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 25, 1934  
Recording No.: 264851  
Affects: East side of private road along West line of the Northeast Quarter of the Southwest Quarter

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

Granted to: Gladys R. Thompson, her heirs or assigns  
Purpose: To repair or rebuild the water pipe or flu leading to pipes in Thompson Creek  
Recording Date: August 14, 1948  
Recording No.: 421590

12. Easement and agreement for the construction of a water distribution system on the property herein described and other property, dated August 15, 1957, recorded September 26, 1957, under Auditor's File No. 556523, between Verna Josephine Coonc, a widow, individually and as executrix of the estate of Charles C. Coonc, deceased, et al, and the State of Washington.

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

Grantee: State of Washington, acting by and through the Department of Natural Resources  
Purpose: Construction and/or maintaining a road to provide access  
Recording Date: November 22, 1993  
Recording No.: 9311220088

14. Terms and conditions of Boundary Line Adjustment Statutory Warranty Deed

Recording Date: September 6, 2012  
Recording No.: 201209060043

15. Terms and conditions of Boundary Line Adjustment Quit Claim Deed

Recording Date: September 18, 2013  
Recording No.: 201309180106