


When recorded return to:
Josiah Bartlett and Arianne Bartlett
401 Burlingame Road
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 113571


201705040140
Skagit County Auditor \$74.00
5/4/2017 Page 1 of 2 3:29PM

Statutory Warranty Deed

113571
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Young-Joo Kim, as separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Josiah Bartlett and Arianne Bartlett, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 22, Township 34 North, Range 4 East; Ptn. NW SE (aka Lot 1, Kim Short Plat No. PL 06-0054)

Tax Parcel Number(s): **P27568, 340422-4-007-0005**


Lot 1 of Kim Short Plat/Card PL 06-0054, as approved April 27, 2006 and recorded April 27, 2006, under Auditor's File No. 200604270130, records of Skagit County, Washington; being a portion of the Northwest ¼ of the Southeast ¼ of Section 22, Township 34 North, Range 4 East, W.M..

TOGETHER WITH a non-exclusive easement for ingress and egress over and across the following described portion of Lot 2 of Kim Short Plat/CaRD PL 06-0054, approved April 27, 2006 and recorded April 27, 2006 as Skagit County Auditor's File No. 200604270130 being a portion of the East ½ of the Northwest ¼ of the Southeast ¼ of Section 22, Township 34 North, Range 4 East, W.M.:

Begin at the Northwest corner of Lot 1 of said Short Plat; thence East along the North line of said Lot 1, a distance of 396.07 feet to the West line of the Burlingame Road; thence North along said West line to a point on a line running parallel with and 45 feet North of said North line of Lot 1; thence West along said parallel line 396.07 feet; thence South to the True Point of Beginning.

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 "A" attached hereto

Dated 5-2-17


Young-Joo Kim

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

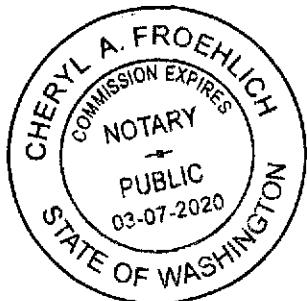
20171919
MAY 04 2017

Amount Paid \$ 34.00
Skagit Co. Treasurer
By MB Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Date: 5-2-17



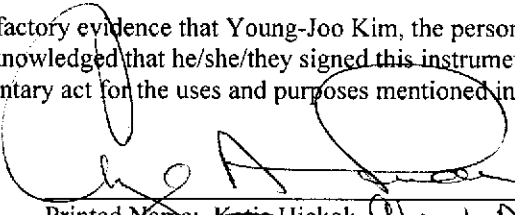

Printed Name: Katie Hiekok Cheryl A Froehlich
Notary Public in and for the State of Washington
Residing at Scho Locally
My appointment expires: 1/07/2019 3/1/20

Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Young Soo Kim
And: Advanced Septic Treatment Systems, Inc.
Recorded: May 2, 2005
Auditor's No.: 200505020001
Regarding: Maintenance of septic system

B. 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: Short Plat No. PL 06-0054
Recorded: April 27, 2006
Auditor's No.: 200604270130

C. 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: April 27, 2006
Auditor's No.: 200604270131

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: October 1, 2012
Auditor's No.: 201210010010
Regarding: Accessory dwelling unit

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.