

When recorded return to:
Edward Berger Properties, LLC
300 S. 1st Street
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 114586



201709290072

Skagit County Auditor \$75.00
9/29/2017 Page 1 of 2 10:45AM

Statutory Warranty Deed

114586
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Yusun, Incorporated, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND AS PART OF AN I.R.A. SECTION 1031 TAX-DEFERRED EXCHANGE in hand paid, conveys and warrants to Edward Berger Properties, LLC the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lots 7-10, Block 1, Knutzen's Add to Burlington

Tax Parcel Number(s): P72663, 4089-001-010-0002

Lots 7, 8, 9 and 10, Block 1, "KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON", as per plat recorded in Volume 3 of Plats, page 80, records of Skagit County, Washington, EXCEPT the East 55 feet of said Lots 9 and 10, AND EXCEPT those portions conveyed to the City of Burlington for street purposes, by Deeds recorded November 21, 1985 under Auditor's File Nos. 8511210021, 8511210022 and 8511210023.

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 per Exhibit "A" attached hereto.

Dated

09/27/2017

Yusun, Incorporated

By: Grace Oh, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174544
SEP 29 2017

Amount Paid \$49,845.00
By: Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Island } SS:

I certify that I know or have satisfactory evidence that Grace Oh is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the President of Yusun, Incorporated, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

09/27/2017



Barbara Ann Granger

Notary Public in and for the State of Washington

Residing at Sedro Woolley, WA

My appointment expires: 04/25/2021

Exhibit "A"

EXCEPTIONS:

A. 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: Record of Survey
Recorded: September 2, 1994
Auditor's No.: 9409020011

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: January 4, 1995
Recorded: January 17, 1995
Auditor's No.: 9501170100
Purpose: "...natural gas pipeline.."
Area Affected: Six (6) feet of subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: October 18, 1994
Recorded: October 26, 1994
Auditor's No.: 9410260057
Purpose: "...natural gas pipeline.."
Area Affected: Six (6) feet of Lots 9 and 10 of subject property

D. The terms and provisions of that certain Stipulation & Agreed Judgment filed January 6, 1997 in Skagit County Cause No. 95-2-01243-7 pertaining to access to Sharon Street and the possible future installation of a driveway "pork chop".

Said Judgment includes a partial survey.