

After Recording Return To  
Grant B. Anderson  
Anderson Law & Escrow, PLLC  
3709 Pacific Hwy. E., Ste 301  
Fife, WA 98424



201803300135

Skagit County Auditor \$78.00  
3/30/2018 Page 1 of 5 11:48AM

CHICAGO TITLE  
420033810

### STATUTORY WARRANTY DEED

THE GRANTOR(S), DAI SUNG ENTERPRISE, CO., a Washington corporation, for and in consideration of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration including Grantor's initial leg of a Section 1031 Tax Deferred Exchange, convey(s) and warrant(s) to PUAR & SONS L.L.C., a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: 1 CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-99 (full legal description as attached hereto as Exhibit "A" and by reference incorporated herein)

Tax Parcel Nos.: P119197/8039-000-001-0000

This Conveyance is being made directly by Grantor to Grantee at the request of and under the exclusive control of D. Benjamin Lee, P.S. and Chae Law Firm, P.S. who are acting as Qualified Intermediaries in this transaction.

SUBJECT TO: those permitted exceptions only as set forth on Exhibit "B" attached hereto and by reference incorporated herein.

DATED this 29th day of March, 2018.

Approved and Accepted:

DAI SUNG ENTERPRISES, CO.,

By: Soo H L  
Soo Hun Kim, President

PUAR & SONS L.L.C.

By: Takhvir Singh Puar  
Takhvir Singh Puar, Member

By: Kuldip Singh Puar  
Kuldip Singh Puar, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181295

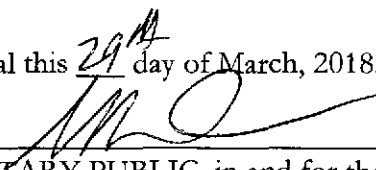
MAR 30 2018

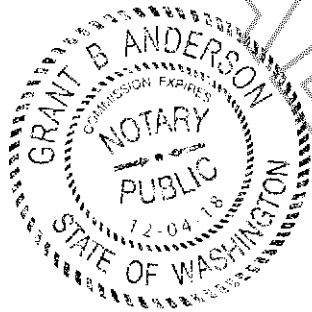
Amount Paid \$ 86335.00  
Skagit Co. Treasurer  
By BT Deputy

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF PIERCE )

On this day personally appeared before me Soo Hun Kim, to me known to be the President of Dai Sung Enterprise, Co., the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument.

WITNESS my hand and official seal this 29<sup>th</sup> day of March, 2018.

  
\_\_\_\_\_  
NOTARY PUBLIC, in and for the State  
of Washington, residing at: Tacoma  
Print Name: Grant B. Anderson  
My Commission Expires: 12/04/18



## **EXHIBIT "A"**

### Legal Description

Lot 1, CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-99, approved May 13, 2002 and recorded May 31, 2002, under Auditor's File No. 200205310140, records of Skagit County, Washington, being a portion of the Southeast Quarter of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
**Permitted Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 23, 1963

Auditor's No(s): 642280, records of Skagit County, Washington

In favor of: City of Mount Vernon, a municipal corporation

For: Sewer line or lines

Affects: The Southern portion of said premises

2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: January 21, 1970

Auditor's No.: 735140, records of Skagit County, Washington

In favor of: Cascade Natural Gas Corporation

For: A pipeline or pipelines for the transportation of oil gas, and the products thereof

Affects: Said premises, the exact location and extent of said easement is undisclosed of record

3. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: September 25, 1985

Auditor's No.: 8509250003, records of Skagit County, Washington

In favor of: City of Mount Vernon, Washington, a municipal corporation of the State of Washington

For: Sidewalk and utilities

Affects: The East 10 feet of said premises

4. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: October 17, 1985

Auditor's No.: 8510170065, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A right-of-way 10 feet in width having 5 feet on such width on each side of a centerline described as follows: Being located as constructed on the above described property being at a point on the East line that is approximately 120 feet South of the Northeast corner thereof; thence West approximately 80 feet to its terminus

5. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: May 13, 1927

Auditor's No.: 203676, records of Skagit County, Washington

In favor of: Pacific Telephone and Telegraph

For: Right-of-way for lines and anchors for said line

Note: Exact location and extent of easement is undisclosed of record

6. Agreement, including the terms and conditions thereof; entered into;

By: Days Inns of America, Inc., a Delaware corporation

And Between: Dai-Sung Enterprises Co., a Washington corporation

Recorded: February 26, 2001

Auditor's No.: 200102260033, records of Skagit County, Washington

ALE - Realty One - Days Inn Mount Vernon - Statutory Warranty Deed - 03-17-2018

Providing: License to operate the premises under the "Days Inn"

7. Agreement, including the terms and conditions thereof, entered into;

By: Dai Sung Enterprise Co.

Between: TCI Cablevision of WA., Inc.

Dated: May 12, 1998

Recorded: October 26, 1998

Auditor's No.: 9810260122, records of Skagit County, Washington

For: Cable television, equipment and services to said premises, and related charges

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building

setback lines, notes, statements, and other matters, 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 CITY OF MOUNT VERNON BINDING SITE

PLAN NO. MV-1-99:

Recording No: 200205310140

9. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: October 22, 1984

Auditor's No(s): 8410220072, records of Skagit County, Washington

In favor of: City of Mount Vernon

For: Public utilities and services

10. 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.

11. City, county or local improvement district assessments, if any.

12. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2018

Tax Account No.: P119197/ 8039-000-001-0000

Tax Code/Located In: 0930

Assessed Value: \$2,227,000.00

General and Special Taxes: Billed: \$37,155.26, Full Year

Paid: \$18,577.63

Unpaid: \$18,577.63

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.