

When recorded return to:

Min Uk Sul
308 90TH ST N
Seattle, WA 98103



201804200053

Skagit County Auditor

\$77.00

4/20/2018 Page

1 of

4 11:17AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

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

Escrow No.: 0119759-OC

CHICAGO TITLE

620033933

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sonshine Suites, LLC, a Washington limited liability company, as to parcel A and Sonshine Motel LLC, a Washington limited liability company, as to Parcel B

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Min Uk Sul, a single person and Soon Yea Sul, a single person

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): 20 through 26 Block: 1 BAKER ADD

Tax Parcel Number(s): P70496 / 4048-001-021-0009, P70498 / 4048-001-026-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181595

APR 20 2018

Amount Paid \$ 16,203.00

Skagit Co. Treasurer:

By *man* *9:00am*

STATUTORY WARRANTY DEED

(continued)

Dated: April 19, 2018

Sonshine Suites, LLC

BY: [Signature]
Sonny Shin
Manager

Sonshine Motel LLC

BY: [Signature]
Sonny Shin
Manager

State of WASHINGTON
County of ~~SKAGIT~~ King

I certify that I know or have satisfactory evidence that Sonny Shin is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Manager of Sonshine Suites, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/19/18

Name: Sherrill McCullough
Notary Public in and for the State of WA
Residing at: Fossague
My appointment expires: 6/10/18

SHERRILL MCCULLOUGH
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 10, 2018

State of WASHINGTON
County of ~~SKAGIT~~ King

I certify that I know or have satisfactory evidence that Sonny Shin is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Manager of Sonshine Motel LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/19/18

Name: Sherrill McCullough
Notary Public in and for the State of WA
Residing at: Fossague
My appointment expires: 6/10/18

SHERRILL MCCULLOUGH
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 10, 2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P70496 / 4048-001-021-0009 Parcel A:

Lots 20 and 21, Block 1, "BAKER," as per plat recorded in Volume 3 of Plats, page 63, records of Skagit County, Washington

EXCEPT the South 5 feet of Lots 20 and 21 for street purposes.

Situate in the County of Skagit, State of Washington

For APN/Parcel ID(s): P70498/4048-001-026-0004

Parcel B:

Lots 22 through 26, Block 1, "BAKER," as per plat recorded in Volume 3 of Plats, page 63, records of Skagit County, Washington

EXCEPT the South 5 feet thereof for street purposes;

AND EXCEPT that portion conveyed to the Town of Concrete under Auditor's File No. 200310280111, records of Skagit County, Washington, and described as follows:
Beginning at a point on the Northerly right-of-way of Main Street 20.1 feet Westerly from the Southeast corner of the above described parcel;
Thence South 89°51'46" East 20.1 feet;
Thence North 00°08'14" East 7.6 feet along the Westerly right-of-way of Dillard Street;
Thence Southwesterly to the Point of Beginning.

Situate in the County of Skagit, State of Washington

EXHIBIT "B"

Exceptions

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

1. **Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:**
Granted to: Puget Sound Energy Inc, Verizon Northwest, and Millennium Digital Media Systems
Purpose: utility systems for purposes of transmission, distribution and sale of gas and electricity and/or communication systems
Recording Date: May 17, 2004
Recording No.: 200408090185
Affects: Parcel A
2. **Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:**
Granted to: Puget Sound Energy Inc, Verizon Northwest, and Millennium Digital Media Systems
Purpose: utility systems for purposes of transmission, distribution and sale of gas and electricity and/or communication systems
Recording Date: August 9, 2004
Recording No.: 200408090182
Affects: Parcel B
3. **Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,**

Recording Date: March 1, 2010
Recording No.: 201003010068
Matters shown: building overhang and sidewalk
Affects: Parcel A
4. **Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,**
Recording Date: March 2, 2004
Recording No.: 200403020060
Matters shown: pavement from the public right-of-way McKee Street encroaches over the Northeast corner of Lot 26 an undisclosed distance
Affects: Parcel B
5. **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.**