



201905130067

05/13/2019 11:23 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Ben Kim and Wongee Anda Joh
12912 Sunset Lane
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037715

CHICAGO TITLE
620037715
STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph P. Kelly and Neville A. Kelly, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ben Kim and Wongee Anda Joh, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 4, PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 11, according to the plat
thereof recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P68438 / 3982-000-004-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191776

MAY 13 2019

Amount Paid \$ 11,664.00
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 2, 2019

X Joseph P. Kelly
Joseph P. KellyX Neville A. Kelly
Neville A. KellyState of WashingtonCounty of Snohomish

I certify that I know or have satisfactory evidence that Joseph P. Kelly and Neville A. Kelly
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 5/6/19

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

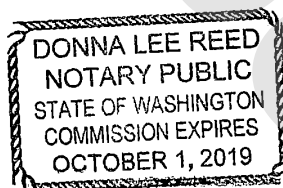


EXHIBIT "A"

Exceptions

1. 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 Rancho San Juan Del Mar Subdivision No. 11:

Recording No: 732553
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 18, 1969
Recording No.: 733115 (re-record of Recording No.: 732552)
3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Del Mar Community Service, Inc. and/or Corporate Road Association
Recording Date: November 18, 1969
Recording No.: 733155
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 24, 1960
Recording No.: 600119, records of Skagit County, Washington
In favor of: Del Mar Community Services, Inc.
For: Installation and maintenance of water pipeline
Affects: The Easterly 6 feet of said premises
5. Terms and provisions of that certain Contract;
By: O. B. McCorkle and Esther M. McCorkle, husband and wife
And between: Del Mar Community Service, Inc., a Washington corporation
Recorded: July 11, 1962
Recording No.: 630694
Providing for: Among other matters, the development of the water system and other facilities and issuance of certificates of membership
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the

EXHIBIT "A"**Exceptions
(continued)**

body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

7. Agreement, including the terms and conditions thereof; entered into;
By: Skagit County
And Between: Joseph N. Barnes and Agnes L. Barnes
Recorded: June 7, 1983
Recording No.: 8306070020, records of Skagit County, Washington
Providing: Sand Filter Sewage System Installation
8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Sunset Lane Association
Recording Date: September 2, 2008
Recording No.: 200809020125
9. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 27, 2013
Recording No.: 201306270057
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Del Mar Community Services, Inc..