



201910220100

10/22/2019 03:08 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

TICOR TITLE

70(09354)
When recorded return to:
Paul Kuskos
Pak Trust dated October 17, 2019
12311 Preece Court
Cypress, TX 77429

CHICAGO TITLE

020040128

STATUTORY WARRANTY DEED

THE GRANTOR(S) Su Jin Jo, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Paul Kuskos and Anne Kuskos, as trustees of the Pak Trust dated October 17, 2019

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.) PM. NE SW

Tax/Map ID(s): APN/Parcel ID(s): P33163 30-35-2

Tax Parcel Number(s): P33163,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-4605
OCT 22 2019

Amount Paid \$ 11,842.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 18, 2019

Su Jin Jo
Su Jin Jo

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Su Jin Jo is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 21, 2019

Robert Russell Kihm
Name: Robert Russell Kihm
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 8/31/23

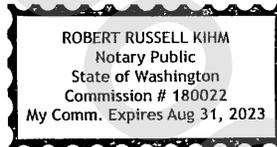


EXHIBIT "A"
Legal Description

UNOFFICIAL DOCUMENT

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.,
DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF 38TH STREET AS LAID OUT IN THE CITY OF
ANACORTES, 108.84 FEET WEST OF THE WEST LINE OF V AVENUE PRODUCED;
THENCE WEST ALONG THE SOUTH LINE OF SAID 38TH STREET, 70.0 FEET;
THENCE SOUTH PARALLEL TO THE WEST LINE OF V AVENUE, 220.0 FEET;
THENCE EAST 70.0 FEET;
THENCE NORTH 220.0 FEET TO THE POINT OF BEGINNING,
EXCEPT THAT PORTION LYING WITHIN THE WEST 360 FEET OF THE NORTHEAST QUARTER
OF
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, IF ANY.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

GENERAL EXCEPTIONS

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.
- K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

EXHIBIT "B"
Exceptions
(continued)

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 8, 1951
Recording No.: 464201
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Ingress and egress
Recording Date: September 2, 1952
Recording No.: 479353
Affects: The South 15 feet of said premises
3. Covenants, conditions and restrictions 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: May 20, 1957
Recording No.: 551484
As Follows: "Subject to a covenant that no building shall be erected North of a line 120 feet South of the North line of said above described premises; The purpose of this covenant being to insure a view to the North by owners of adjacent properties"
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Cascade Natural Gas Corporation
Purpose: Oil and gas pipelines
Recording Date: November 12, 1980
Recording No.: 8011120016
Affects: The South 15 feet of said premises
5. Record of Survey
Recording Date: December 10, 1990
Recording No.: 9012100014
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by City of Anacortes.
9. City, county or local improvement district assessments, if any.