

When recorded return to:
Harvinder Gill
Cheema & Sons, LLC
1377 Laconner Whitney Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1827

Apr 28 2021

Amount Paid \$4165.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620047403

Escrow No.: 620047403

STATUTORY WARRANTY DEED

THE GRANTOR(S) Yong Ho Kim and Jung Hee Kim, 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 Cheema & Sons, LLC, a Washington limited liability company

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.)

PTN GOVT LT 10, 7-34-3

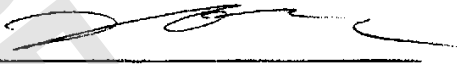
Tax Parcel Number(s): P21180 / 340307-4-019-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 23, 2021


Yong Ho Kim


Jung Hee Kim

State of WASHINGTON

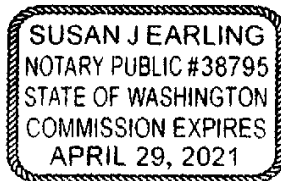
COUNTY of SNOHOMISH

I certify that I know or have satisfactory evidence that

YONG HO KIM AND JUNG HEE KIM

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: APRIL 28 2021



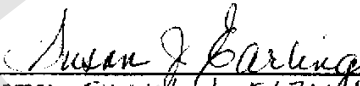

Name: SUSAN J. EARLING
Notary Public in and for the State of WA
Residing at: EDMONDS
My appointment expires: 4-29-2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21180 / 340307-4-019-0009

THAT PORTION OF GOVERNMENT LOT 10, SECTION 7, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING SOUTHERLY OF THE STATE HIGHWAY RIGHT-OF-WAY; EXCEPT COUNTY ROAD RIGHTS-OF-WAY, EXCEPT PORTION CONDEMNED BY DRAINAGE DISTRICT NO. 19, BY DECREE DATED DECEMBER 4, 1922, UNDER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 8889, AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE WEST 500 FEET (AS MEASURED ALONG THE SOUTH LINE) OF GOVERNMENT LOT 10, SECTION 7, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. LYING SOUTHERLY OF THAT CERTAIN TRACT OF LAND DESCRIBED AS ITEM NO. 2 IN JUDGMENT AND DECREE OF APPROPRIATION ENTERED AUGUST 6, 1971, IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 31913, SAID CAUSE OF ACTION WAS TO CONDEMN SAID LANDS FOR SR 536, MARCH POINT ROAD TO FREDONIA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER A 30 FOOT WIDE PORTION OF SAID GOVERNMENT LOT 10, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL,
THENCE NORTH 01°49'00" EAST, A DISTANCE OF 95.33 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;
THENCE NORTH 88°49'15" WEST TO THE EASTERLY RIGHT-OF-WAY LINE OF THE LACONNER-WHITNEY ROAD, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Agreement and Reservations as contained in Deed and the terms and conditions thereof:

Executed by: John Jenne and Anne Jenne, husband and wife
Recording Date: January 10, 1890
Recording No.: Volume 9, Page 299

Seattle and Northern Railway Company shall have the right to go upon the land adjacent to said line for a distance of 200 feet on each side thereof and cut down all trees dangerous to the operation of said road.

2. Reservations as contained in Deed and the terms and conditions thereof:

Executed by: Otto Kalso, a bachelor
Recording Date: October 23, 1917
Recording No.: Volume 107, Page 573

Said piece of land is to give ingress and egress to a well which is situated near the South line of said railroad right-of-way in said Lot 10.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes
Purpose: Water main
Recording Date: January 14, 1931
Recording No.: 240245
Affects: Exact location not disclosed of record

Said instrument was modified by instrument recorded May 2, 1931 under Recording No. 243029.

Said instrument was modified by instrument recorded September 11, 1997 under Recording No. 9709110082.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound & Light Company, a Massachusetts corporation
Purpose: To construct, erect, repair, operate and maintain three anchor guys and appurtenances as surveyed and staked and agreed upon by both parties, and the anchor rod shall be located so that they come through the surface of the ground at the North property line
Recording Date: June 7, 1954
Recording No.: 502496
Affects: The exact location of said easement is not set forth of record

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

EXHIBIT "B"**Exceptions
(continued)**

document:

Granted to: Transmission Oil Pipe Line Corporation
 Purpose: Oil pipeline
 Recording Date: February 1, 1955
 Recording No.: 512592
 Affects: Exact location is undisclosed of record

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Olympic Pipeline Company, a Delaware corporation
 Purpose: To construct, maintain, operate, repair replace change the size of and remove in whole or in part, a pipeline not to exceed 16 inches in diameter at a minimum depth of 30 inches for the transportation of petroleum and petroleum products, other than natural gas, with necessary fittings, fixtures, valves, appurtenances and cathodic protection devices, all to be underground
 Recording Date: June 30, 1964
 Recording No.: 652585
 Affects: Portion of said property

7. 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: Right to enter said premises to operate, maintain and repair underground electric transmission
 Recording Date: June 28, 1984
 Recording No.: 8406280045
 Affects: The East 16.5 feet of the above described property

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 Survey:

Recording No: 9605140100

9. Agreement and Reservations as Contained in Deed and the terms and conditions thereof:

Executed by: Tore Dybfest and Dianna Dybfest, husband and wife and Judith Schmidt, as her separate estate
 Recording Date: November 18, 1996
 Recording No.: 9611180059

EXHIBIT "B"**Exceptions
(continued)**

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Cascade Natural Gas Corporation, a Washington corporation
 Purpose: Construct, install, operate, maintain, protect, improve, repair and abandon in place a natural gas pipeline or pipelines, under, over, through and across the above described property
 Recording Date: February 25, 1997
 Recording No.: 9702250072
 Affects: A 10 foot wide strip of land
11. Title Notification that the subject property is property designated natural resource lands by Skagit County and the terms and conditions thereof:
- Executed by: Servstat Association, LLC
 Recording Date: January 26, 1998
 Recording No.: 9801260023
12. Hazardous Substances Agreement and the terms and conditions thereof
- Recording Date: March 7, 2007
 Recording No.: 200703070109
13. Lot of Record Certification and the terms and conditions thereof:
- Recording Date: October 8, 2013
 Recording No.: 201310080045
14. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
- "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including

EXHIBIT "B"

**Exceptions
(continued)**

extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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