

When recorded return to:  
Jk Yoon and Mi Young Yoon, a married couple  
13928 SE 88th Place  
New Castle, WA 98509

Filed for record at the request of:

**CHICAGO TITLE**  
COMPANY OF WASHINGTON**CHICAGO TITLE COMPANY**  
**500134886**3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500134886

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Hope and the Diamonds LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration and as  
part of an IRC Section 1031 Exchange  
in hand paid, conveys, and warrants to Jk Yoon and Mi Young Yoon, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, City of Mount Vernon Short Plat No. LU-09-045, recorded August 14, 2012, under Skagit  
County Auditor's File No. 201208140051; being a portion of the Southwest Quarter of the  
Northeast Quarter, Section 18, Township 34 North, Range 4 East, W.M.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P26254 / 340418-1-010-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222209

May 27 2022

Amount Paid \$95205.00

Skagit County Treasurer

By Lena Thompson Deputy

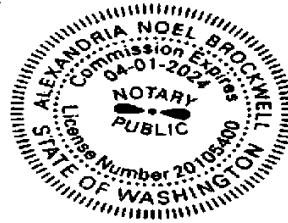
**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 24, 2022

Hope and the Diamonds LLC, a Washington limited liability company

BY: Hsuei-Fen Tang  
Hsuei-Fen Tang  
ManagerState of WA  
County of KingThis record was acknowledged before me on May 24, 2022 by  
Hsuei-Fen Tangas Managing Member of  
Hope and the Diamond, LLC

(Signature of notary public)

Notary Public in and for the State of WA  
My commission expires: 7.1.2024

**EXHIBIT "A"**  
**Exceptions**

1. Stormwater Facility Service Agreement and the terms and conditions thereof  
 Recording Date: August 4, 2011  
 Recording No.: 201108040031
2. Condemnation by the State of Washington of right of access to State highway and of light, view and air, by decree;  
 Entered: February 6, 1956  
 Case No.: 22871
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SHORT PLAT NO. LU-09-045:  
 Recording No: 201208140051
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Puget Sound Energy, Inc.  
 Purpose: Underground electric transmission and/or distribution system  
 Recording Date: December 10, 2012  
 Recording No.: 201212100206
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 201909270129
6. 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

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

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 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."

7. Assessments, if any, levied by City of Mount Vernon.
8. City, county or local improvement district assessments, if any.
9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
10. An unrecorded lease by and between the parties shown below

Dated:	May 9, 2012
Vendor:	MDCC Investments, LLC, a New Mexico limited liability company
Vendee:	MESK Investment 3430 LLC
Disclosed by:	Copy of lease made known to this Company
Recording Date:	December 26, 2012
Recording No.:	201212260153