

When recorded return to:
Nichole Marie Weide
344 Cambridge Loop
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237677
Aug 15 2023
Amount Paid \$11502.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054086

CHICAGO TITLE
620054086

STATUTORY WARRANTY DEED

THE GRANTOR(S) Byungwoo Yoo and Ji Won Choi, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Nichole Marie Weide, an unmarried woman

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

LOT 58, "PLAT OF JONES ESTATES", ACCORDING TO THE PLAT THEREOF RECORDED
JULY 16, 2019, UNDER AUDITOR'S FILE NO. 201907160029, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P134862 / 6066-000-058-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)


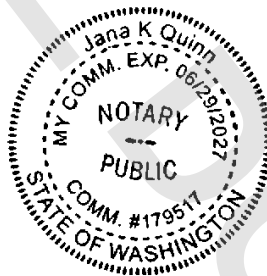
Dated: August 10, 2023
Byungwoo Yoo
Ji Won ChoiState of WashingtonCounty of KingThis record was acknowledged before me on 08/10/2023 by Byungwoo Yoo and Ji Won Choi.
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 06/29/2027

EXHIBIT "A"

Exceptions

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

Granted to: Cascade Natural Gas Corporation
 Purpose: Pipeline or pipelines for the transportation of gas and the products thereof
 Recording Date: May 13, 1957
 Recording No.: 551204
 Affects: Portions of Lots 1 and Lot 45 of said plat and other properties

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

Granted to: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors and assigns
 Purpose: Pipe or pipes, line or lines for the transportation of water and if necessary the removal of said lines, with the right of ingress and egress
 Recording Date: December 2, 1971
 Recording No.: 761396
 Affects: Portion of said premises

3. 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 Short Plat No. 80-78:

Recording No: 890505

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Transmission, distribution and sale of electricity and appurtenances
 Recording Date: July 24, 2017
 Recording No.: 201707240177
 Affects: Right of way 10 feet in width with 5 feet on each side of a centerline as constructed, or to be constructed, extended or relocated

The description contained therein is not sufficient to determine its exact location.

5. Permanent Stormwater Control Facilities Operation and Maintenance (O&M) Manual and the terms and conditions thereof:

Recording Date: May 7, 2019

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

Recording No.: 201905070079

6. 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 the Plat of Jones Estates:

Recording No: 201907160029

7. 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: July 16, 2019
Recording No.: 201907160030

Assignment of Declarant Rights and the terms and conditions thereof:

Recording Date: November 14, 2019
Recording No.: 201911140051

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 21, 2020
Recording No.: 202001210072

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 17, 2020
Recording No.: 202009170076

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: The Park in Sedro-Woolley Home Owners Association
Recording Date: July 16, 2019
Recording No.: 201907160030

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"

Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

10. Assessments, if any, levied by Sedro Woolley.
11. City, county or local improvement district assessments, if any.