

Recording Requested by
and After Recording Return To:

D. Benjamin Lee, P.S.
1300 114th Ave S.E. Suite 220
Bellevue, WA 98004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241960
Aug 29 2024
Amount Paid \$61142.50
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 24-21591

STATUTORY WARRANTY DEED

Grantor: SANGJI, LLC,
a Washington limited liability company

Grantee: HONGIN CORPORATION,
a Washington corporation

Abbreviated Legal Description: Tracts 5, 6 and 7, PARKER BUSINESS CENTER

Assessor's Tax Parcel ID#: P80364/4367-000-005-0004;
P80365/4367-000-006-0003;
P80366/4367-000-007-0002;
P82657/4452-000-007-0008;
P80476/4367-000-114-0101; and
P80492/4367-000-116-0109

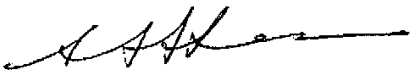
For the consideration of Ten and no/100 Dollars, IRC Section 1031 Exchange and other good and valuable consideration, SANGJI, LLC, a Washington limited liability company, ("Grantor"), does hereby convey and warrant to HONGIN CORPORATION, a Washington corporation, ("Grantee") the real property situate in Skagit County, Washington, legally described as per attached **Exhibit A**.

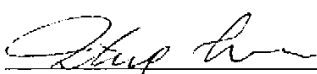
Subject to covenants, conditions, restrictions and easements of record.

DATED: August 28, 2024.

GRANTOR:

SANGJI, LLC

By: 
Name: Sang Hoon Lee
Title: Member

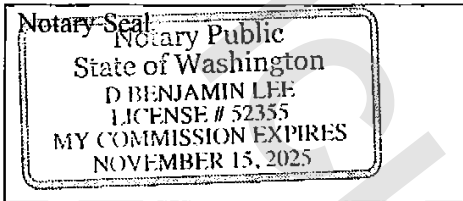
By: 
Name: Ji Hyun Lee
Title: Member

UNOFFICIAL DOCUMENT

STATE OF Washington)
)SS.
COUNTY OF King)

I certify that I know or have satisfactory evidence that **SANG HOON LEE and JI HYUN LEE** are the persons who appeared before me, and said persons acknowledged that said persons signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED: Aug 28, 2024



D Benjamin Lee
(Signature of Notary)
D. Benjamin Lee
(Legibly Print or Stamp Name of Notary)
Notary Public in and for the State of Washington
My appointment expires: 11-15-25

EXHIBIT "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

Tracts 5, 6 and 7, PARKER BUSINESS CENTER, as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington.

TOGETHER WITH that portion of a private road adjoining the North side of said Tracts 5 and 6, and being primarily 20 feet in width, said road sometimes being referenced as "Buck Way" and sometimes as "Private College Way".

ALSO TOGETHER WITH the East $\frac{1}{2}$ of that portion of a private road entitled "Parker Way", adjoining on the West side of said Tracts 6 and 7 and being primarily 15 feet in width.

ALSO TOGETHER WITH that portion of the North $\frac{1}{4}$ of that certain private road entitled "Jay Way" adjoining Tract 7, as delineated on the face of said plat.