

When Recorded Return to:  
CHONG IL CHOE  
TON SONG CHOE  
910. Crestview Lane  
Mount Vernon WA 98274



200406070171

Skagit County Auditor

6/7/2004 Page 1 of 2 11:50AM

Chicago Title Company - Island Division  
Order No: IMV0260 NLC

1231196 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR, 1211 NORTH NINTH STREET, LLC, an Arizona Limited Liability Company

for and in consideration of Three Hundred Ninety-Four Thousand Six Hundred and 00/100...(\$394,600.00) Dollars

in hand paid, conveys and warrants to CHONG IL CHOE and TON SONG CHOE, husband and wife

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

Legal Description as Described in Exhibit "A" attached hereto and by this reference made a part hereof.

Tax Account No. : 340417-0-014-0209 P25544

Subject to: Restrictions, reservations and easements of record.

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: May 31, 2004

1211 NORTH NINTH STREET, LLC

Jane A. Kappahn, Member Date

STATE OF  
COUNTY OF

I certify that I know or have satisfactory evidence that Jane A. Kappahn to me known to be the Member of 1211 NORTH NINTH STREET, LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that she is authorized to execute the said instrument on behalf of said entity.

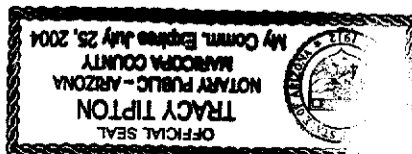
Dated: June 3rd, 2004

Notary Public in and for the State of  
Residing at  
My appointment expires:

# 2834  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 7 - 2004

Amount Paid \$ 7023.88  
By Deputy



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No:** IMV0260 NLC

**PARCEL A:**

Lot 3 of MOUNT VERNON SHORT PLAT NO. 13-77, approved July 23, 1977, filed July 29, 1977, in Volume 2 of Short Plats, page 93, and recorded under Auditor's File No. 861638, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

**PARCEL B:**

A non-exclusive easement for ingress and egress and utilities over the following described property:

Beginning at a point on the East line of said Southwest Quarter of the Southwest Quarter, of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, which point bears South 0°03'58" West a distance of 352.51 feet from the Northeast corner of said subdivision;

Thence North 89°57'22" West, a distance of 25 feet;

Thence South 0°03'58" West, a distance of 47.49 feet;

Thence South 89°56'82" East, a distance of 25 feet to a point on the East line of said subdivision, which point bears North 0°03'58" East a distance of 935.87 feet from the Southeast corner of said subdivision;

Thence North 0°03'58" East along the East line of said subdivision, a distance of 47.49 feet to the point of beginning.

Situated in Skagit County, Washington

**PARCEL C:**

A non-exclusive easement for ingress, egress and utilities over the following described property:

Beginning at a point on the East line of said Southwest Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, which point bears South 0°03'58" West a distance of 352.51 feet from the Northeast corner of said subdivision;

Thence North 89°57'22" West a distance of 25 feet;

Thence North 0°03'58" East a distance of 63.74 feet;

Thence South 89°57'22" East a distance of 25 feet to a point on the East line of said subdivision;

Thence South 0°03'58" West along the East line of said subdivision a distance of 63.74 feet to the point of beginning.

Situated in Skagit County, Washington



200406070171  
Skagit County Auditor