



201107180082
Skagit County Auditor

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When recorded return to:
Seok Kong and Mijeong Kim
7511 Merganser Lane
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE
COMPANY

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245339378

CHICAGO TITLE

620013213

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daryl G. Vogel and Christine M. Vogel, Trustees, or their successors in trust,
under the Vogel Joint Revocable Living Trust, dated April 20, 2010.

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration

Mi Jeong

in hand paid, conveys, and warrants to Seok Hwan Kong and ~~Mijeong~~ **Mi Jeong** Kim, husband and wife

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

Lot 25, Sunset Creek Planned Unit Development, according to the plat thereof, recorded in Volume
16 of Plats, page 168, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P111503

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

* 2131

JUL 18 2011

Amount Paid \$ 8282.⁰⁰
Skagit Co. Treasurer
By *mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 12, 2011

Vogel Joint Revocable Living Trust dated April 20, 2010

BY: Daryl G. Vogel, Trustee
Daryl G. Vogel, Trustee

BY: Christine M. Vogel - Trustee
Christine M. Vogel, Trustee

State of Oregon

County of Marion

I certify that I know or have satisfactory evidence that Daryl G. Vogel and Christine M. Vogel

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of Vogel Joint Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 14, 2011

Name: S. Brecto
Notary Public in and for the State of Oregon
Residing at: Salem, OR
My appointment expires: 9-6-12



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EXHIBIT "A"
Exceptions

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

2. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Pose and Light Company, Northland Cable Television Company, GTE Northwest, Cascade Natural Gas, and their respective successors and assigns under and upon the exterior ten feet parallel with and adjacent to the street frontage of all lots, unless shown otherwise, in which to install, lay, construct, review, operate, and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, television, telephone, and gas service, together with the right to enter upon lots at all times for the purposes stated.

3. Easement delineated on the face of said plat;
For: Utilities
Affects: Exterior 20 feet of said premises abutting on Merganser Lane

4. Building set back lines delineated on the face of said plat.
Affects: The East 50 feet of said premises

5. Pollution control area delineated on the face of said plat;
Located: Within 100 feet of well as shown



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EXHIBIT "A"

Exceptions

6. Notes on the face of said plat, as follows:
This survey has depicted existing occupational indicators in accordance with W.A.C. CH. 332.150. These occupational indicators may indicate a potential for claims of unwritten title ownership. The legal resolution of ownership based upon unwritten title claims has not been resolved by this boundary survey.
Zoning — Agriculture and rural
Sewer Disposal — Individual on-site sewage system
Alternate on-site disposal systems may have special design, construction, and maintenance requirements. See Skagit County Health Officer for details.
Water — Individual well, see covenants, conditions, restrictions, easements and reservations
The Plat of Sunset Creek Planned Unit Development is adjacent to property used for agricultural operations. Owners may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, the operation of machinery of any kind during any 24 hour period, (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides and will not consider to be a nuisance if such operations are consistent with commonly accepted best management practices and complies with local, state, and federal laws.
The Home Owners Association under the name of Sunset Creek Planned Unit Development, will be responsible for monitoring all individual wells, water usage and maintaining the water meters on each well at the time of home construction and installation of a pump in an individual well. The home owner shall install a water meter designed to read the appropriate flow in gallons per minute, and read out the total accumulated water use. The Owners Association shall have a representative check well sites yearly for sources of pollution, read the water meters and record the water use. The Home Owners Association will furnish each new home owner with educational materials for operating and protecting each well site.
Soils data on file with Skagit County Permit Center.
- This property is subject to and together with covenants, restrictions, easements, reservations and other instruments of record including but not limited to those shown on the Plat of Sunset Creek Planned Unit Development. Covenants are recorded under Auditor's File No. 9705300115, records of Skagit County, Washington.
7. Terms and conditions of that findings of fact
Recorded: May 27, 1997
Auditor's File No.: 9705270033, records of Skagit County, Washington
Application No.: FP-97-0023
Applicant: Roger Peterson
8. Terms and conditions of that Title Notification
Recorded: October 1, 1996 and May 15, 2000
Auditor's No.: 9610100068 and 200005150103, records of Skagit County, Washington
Regarding: Rural resource designation



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EXHIBIT "A"

Exceptions

9. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: May 30, 1997
Auditor's No.: 9705300115, records of Skagit County, Washington
Amended by instrument:
Recorded: February 10, 1998, January 16, 2003 and March 23, 2004
Auditor's No.: 9802100121, 200301160119 and 200403230118 records of Skagit County, Washington
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: May 30, 1997
Auditor's No.: 9705300115, and any amendments thereto records of Skagit County, Washington
Imposed By: Sunset Creek Planned Unit Development Homeowners Association



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