

When recorded return to:
Jeffrey S. Kim P.C.
7 South Spring Street
Elgin, IL 60120



201204270099
Skagit County Auditor

4/27/2012 Page 1 of 4 2:13PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015319

CHICAGO TITLE
620015319

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anton Smider and Odette Smider, as trustees of The Revocable Living Trust of Anton Smider and Odette Smider

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

in hand paid, conveys, and warrants to Ken Ok Hyung Kim and Young Im Kim, Trustees of The Ken Ok Hyung Kim and Young Im Kim Declaration of Trust Dated November 8, 2001

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

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

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

PTN SE, 12-35-10

Tax Parcel Number(s): P45097, 351012-0-001-0002

Subject to: Covenants, conditions, restrictions and easements of record:

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

Dated: April 20, 2012

The Smider Revocable Living Trust

BY: X Anton Smider
Anton Smider
Trustee

BY: X Odette Smider
Odette Smider
Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012 1173
APR 27 2012

Amount Paid \$ 2675.⁰⁰
Skagit Co. Treasurer
By YIM Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that ANTON SMIDER AND ODETTE SMIDER

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 The Revocable Living Trust of Anton Smider and Odette Smider to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 23 2012

Marcie Paleck

Name: MARCIE K. PALECK
Notary Public in and for the State of WASHINGTON
Residing at: Mount Vernon
My appointment expires: October 15 2012



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P45097 and 351012-0-001-0002

PARCEL A:

That portion of the East Half of Government Lot 1 in Section 12, Township 35 North, Range 10 East, W.M., lying Northerly of the State Highway.

EXCEPT road and the West 210 feet thereof.

AND EXCEPT the following described tract:

Beginning at the intersection of the East line of said Government Lot 1 and the North line of the State Highway;

Thence North 80 feet;

Thence West 40 feet;

Thence due South to the North line of said highway;

Thence East along said highway to the point of beginning.

AND ALSO EXCEPT that portion thereof described as follows:

Commencing at the Southeast corner of said Government Lot 1;

Thence North 1 degree 35'21" East along the East line of said Government Lot 1 a distance of 199.84 feet to the Northerly line of State Highway 20;

Thence North 78 degrees 04'00" West along the Northerly line of said State Highway 20 a distance of 223.61 feet to the true point of beginning;

Thence continue North 78 degrees 04'00" West along said Northerly line a distance of 198.20 feet to the East line of the West 210 feet of said East Half of Government Lot 1;

Thence North 1 degree 26'47" East along the East line of the West 210 feet a distance of 223.51 feet;

Thence South 78 degrees 04'00" East parallel with State Highway 20 a distance of 198.20 feet to a point which bears North 1 degree 26'47" East from the true point of beginning;

Thence South 1 degree 26'47" West a distance of 223.51 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the East Half of Government Lot 1, Section 12, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the intersection of the East line of said Lot 1 with the North line of the State Highway, as same existed on April 26, 1946;

Thence North 80 feet;

Thence West 40 feet;

Thence South to the North line of said Highway;

Thence Easterly along said North line to the point of beginning.

Situated in Skagit County, Washington.

PARCEL C:

That portion of the Southeast Quarter of the Southeast Quarter of Section 12, Township 35 North, Range 10 East, W.M., described as follows:

Commencing at the Southwest corner of said subdivision;

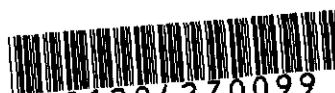
Thence North 0 degree 35'54" East along the West line thereof, a distance of 198.22 feet to the North line of the 60 foot right-of-way of State Highway SR 20 and the point of beginning of this description;

Thence South 79 degrees 07'41" East along said North right-of-way line, a distance of 18.52 feet;

Thence Northerly, a distance of 525 feet, more or less to the Northwest corner of that certain tract conveyed to the Concrete School District #102 by Deed filed in Volume 202 of Deeds at page 448 as Auditor's File No. 382247, which point is on the West line of the above described subdivision;

Thence South 0 degree 35'54" West along said West line, a distance of 521.66 feet to the point of beginning of this description.

Situated in Skagit County, Washington.



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EXHIBIT "B"
Exceptions

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

Granted to:	Sound Timber Company
Recording Date:	April 14, 1919
Recording No.:	Volume 112 of Deeds, page 453
Affects:	Parcel A

2. Assessment, including the terms and conditions thereof, disclosed by instrument

Recorded:	October 23, 2009
Auditor's No.:	200910230064, records of Skagit County, Washington
For:	Acquisition, construction and installation of a water supply system
Resolution No.:	2163-09 of the Commission of Public Utility District No. 1 of Skagit County, Washington
Establishing:	Local Utility District No. 28
Roll No.:	64
Account No.:	P45097
Amount:	\$4,449.00, plus interest, if any

3. City, county or local improvement district assessments, if any.



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