

Recording Requested by
and After Recording Return To:

Kaelee Corporation
Attn: Okae Lee
2300 Market Street
Mount Vernon, WA 98273



201510010069

Skagit County Auditor

\$76.00

10/1/2015 Page

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5 1:51PM

CHICAGO TITLE
620024301

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 4024
OCT 01 2015

STATUTORY WARRANTY DEED

Amount Paid \$178,005⁰⁰
Skagit Co. Treasurer
By *mem* Deputy
Grantor:

BWMT, LLC,
a Washington limited liability company
KAELEE CORPORATION,
a Washington corporation

Grantee:

Abbr. Legal Description:

PTN NE NE 18-34-04

Complete legal description on Exhibit A.

Assessor's Tax Parcel ID#: P26223 / 340418-1-001-0300

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

SUBJECT TO: Exhibit B.

[Remainder of page intentionally left blank; signatures follow.]

DATED: Sept. 30, 2015.

GRANTOR:

BWMT, LLC,
a Washington limited liability company

By: 

Name: Sung Min Moon

Title: Managing Member

Exhibits

Exhibit A: Legal Description

Exhibit B: Exceptions

STATE OF WASHINGTON

ss.

COUNTY OF KING

I certify that I know or have satisfactory evidence that Sung Min Moon is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Managing Member of **BWMT, LLC**, a Washington limited liability company, to be the free and voluntary act of such limited liability company for the uses and purposes mentioned in the instrument.

Dated this 30 day of Sept, 2015.

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,
residing at Sammanish

My appointment expires 11-15-17

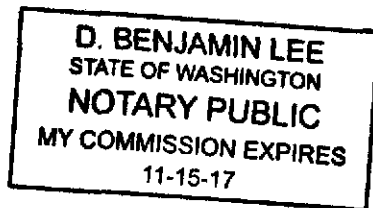


Exhibit "A"

Legal Description

That portion of the North 3/4 of the North Half of the Northeast Quarter of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian, in Skagit County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said subdivision;
thence North 89°45'07" West along the South line thereof, 50.00 feet to the West margin of State Highway No. 1, as conveyed by deed recorded under Auditor's File No. 293262, records of Skagit County, Washington, and the point of beginning;
thence continuing North 89°45'07" West, 460.03 feet to the East line of that tract of land conveyed to the City of Mount Vernon, being described as the West 80.00 feet of the East 590.00 feet of the said subdivision;
thence North 00°24'10" West along said East line, 467.01 feet to the South margin of the County road as conveyed by deeds recorded under Auditor's File Nos. 80832 and 840582, records of Skagit County, Washington;
thence South 89°41'40" East along said South margin, 460.04 feet;
thence South 00°24'10" East along the aforesaid West State Highway margin, 466.55 feet to the point of beginning;

EXCEPT that portion of the North 3/4 of the North Half of the Northeast Quarter of the Northeast Quarter of said section, described as follows:

Beginning at the intersection of the South margin of Stewart Road and the West margin of State Highway No. 1;
thence South 00°24'10" East along said West highway margin, 34.57 feet;
thence Northwesterly along a curve to the left, the center of which bears South 89°35'50" West having a radius of 35.00 feet through a central angle of 89°17'30" an arc distance of 54.55 feet to the said South margin of Stewart Road;
thence South 89°41'40" East along said margin, 34.57 feet to the point of beginning.

AND EXCEPT that portion of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Northeast corner of said Section 18;
Thence North 88°16'16" West along the North line of said Section 18, a distance of 84.20 feet;
Thence South 1°43'44" West, 30.00 feet to the South right-of-way line of Stewart Road;
Thence Easterly and Southeasterly and Southerly along the existing right-of-way of Stewart Road and Riverside Drive the following courses, Southeasterly along a non-tangent curve concave to the Southwest whose radius point bears South 1°43'44" West, 35.00 feet through a central angle of 12°14'39", an arc distance of 7.48 feet to the true point of beginning;
Thence continue Southeasterly along said curve through a central angle of 77°02'51" an arc distance of 47.07 feet, said point being 50 feet West of, when measured at a right angle, from the centerline of said Riverside Drive;
Thence South 1°01'14" West along said right-of-way, 288.66 feet;
Thence Northerly along a non-tangent curve, concave to the West, whose radius point bears South 88°33'25" West, a distance of 2,164.00 feet, through a central angle of 2°48'13", an arc distance of 105.89 feet;
Thence North 4°14'48" West 218.05 feet to the true point of beginning.

Situated in Skagit County, Washington

Exhibit B

Exceptions

1. Right of the State of Washington to remove or deposit earth material upon said premises in extension of slopes for grade or embankment, with right of ingress and egress, granted by instrument recorded under Auditor's File No. 504046, records of Skagit County, Washington.
2. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed
Recorded: July 16, 1954
Auditor's No.: 504056, records of Skagit County, Washington
To: State of Washington
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1985
Auditor's No(s): 8509090064, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Located as constructed on the South 10 feet of the West approximately 240 feet and the West 10 feet of the South approximately 390 feet of said premises
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 5, 1985
Auditor's No(s): 8511050064, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Located as constructed on the North 20 feet of said premises
5. Record of Survey
Recording Date: January 30, 1985
Recording No.: 8501300019
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 2, 2001
Auditor's No(s): 200105020096, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: For ariel overhang of electrical facilities only - The East 10 feet of said property and for underground electrical purposes only - a right of way 10 feet in width across the Easterly portion of said premises
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 11, 2003
Auditor's No(s): 200304110027, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County Washington
For: Construction and maintenance of a water and communication lines