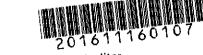
When recorded return to: Sharon J Thompson 19126 Sulfer Springs Road Mount Vernon, WA 98274



Skagit County Auditor

\$75.00

3:45PM

11/16/2016 Page

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620028736

CHICAGO TITI F 620028736

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyunghee Sung, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Sharon J Thompson, a married person as her separate

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

PARCEL A:

Tract 13, ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, according to the plat thereof recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the former 140 foot wide railroad right-of-way acquired by decree quieting title filed on May 11, 1992, in Skagit County Superior Court Cause No. 91-2-00070-3, described as follows:

That portion of the 140 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway, running Northwesterly and Southeasterly through Government Lot 1 of Section 7, Township 33 North, Range 5 East of the Willamette Meridian, which lies between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of Tract 13 of the Assessors Plat of Sunnyside Big Lake Tracts, according to the plat thereof recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL C:

A non-exclusive easement for purposes of ingress, egress and utilities over and across the Northeasterly 20 feet of Tracts 1 through 19, Assessors Plat of Sunnyside Big Lake Tracts, according to the plat thereof recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P69884 / 4025-000-013-0008.

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: November 2, 2016
Dated: November 2, 2016 by Virunghee Sung ber attorney In fact
Kyunghee Sung by Jaeyoon Sung her attorney in fact
State of USA
County Skocest
I certify that I know or have satisfactory evidence that
(s/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 atturns in Locat of Kunnshoe June to be the
acknowledged it as the
Dated: 113110
Name: Vell A mayo
A. Mally, Notary Public in and for the State of WA
Residing at: Solve Woo (). My appointment expires:
TAPL TAPL TAPLE TO TAPLE THE TOTAL T
Name: Notary Public in and for the State of WAR Residing at: My appointment expires: OF WASHINGTON OF WASHINGTON Notary Public in and for the State of WAR Residing at: OF WASHINGTON OF WASHING
WILL OF WASHINGTON
Manufacture Commence of the Co

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

NOV 1 6 2016

Amount Paid & 46
Skagit Co. Treasurer

y MG Deputy

EXHIBIT "A"

Exceptions

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on ASSESSOR'S PLAT OF SUNNYSIDE BIG LAKE TRACTS:

Recording No. 682576

Easement, including the terms and conditions thereof, granted by instrument(s); 2.

February 15, 1968 Recorded#

Auditor's No(s) ₹10246, records of Skagit County, Washington

In favor of: Fuget Sound Power & Light Company

Electric transmission and/or distribution line, together with necessary For:

appurtenances.

Note: Exact location and extent of easement is undisclosed of record

Easement, including the terms and conditions thereof, granted by instrument(s); 3.

Recorded:

July 31, 1974 804368, ecords of Skagit County, Washington Auditor's No(s).:

In favor of: Owners of Lot 44 Ingress and egress For:

Over an existing driveway as it existed on July 17, 1974 Affects:

Easement, including the terms and conditions thereof, granted by instrument(s); 4

January 30, 1978 Recorded:

Auditor's No(s).: 895779, records of Skagit County, Washington

Skagit County Sewer District No. 2 In favor of:

Sewer line(s) 10 foot wide strip located on shore within 50 feet of normal For:

high water

- Any matters arising from the location of a fence, hedge and 6 x 6 timbers along the 5. Southeasterly line of said property as delineated on the face of Survey, recorded July 22, 1993, in Volume 14 of Short Plats, page 142, under Auditor's File No. 9307220002, records of Skagit County, Washington.
- As to any portion of said land now, formerly or in the future covered by water: Questions or 6. adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
- Assessments, if any, levied by Skagit County Sewer District 7.
- City, county or local improvement district assessments, if any. 8.