

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



Skagit County Auditor  
11/16/2016 Page 1 of 3 3:45PM \$75.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028736

**CHICAGO TITLE**  
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 property

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

Kyunghee Sung by  
Jaeyoon Sung her attorney  
in fact

Kyunghee Sung by Jaeyoon Sung her attorney in fact

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Jaeyoon Sung

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 attorney in fact of Kyunghee Sung to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/3/16



Name: Kellia Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley  
My appointment expires: 6/19/17

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016/11/02  
NOV 16 2016  
Amount Paid \$ 4633.00  
Skagit Co. Treasurer  
By MS Deputy

**EXHIBIT "A"**  
Exceptions

1. 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 ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS:

Recording No: 682576

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 15, 1968  
Auditor's No(s): 710246, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 31, 1974  
Auditor's No(s): 804368, records of Skagit County, Washington  
In favor of: Owners of Lot 14  
For: Ingress and egress  
Affects: Over an existing driveway as it existed on July 17, 1974
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 30, 1979  
Auditor's No(s): 895779, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Sewer line(s) 10 foot wide strip located on shore within 50 feet of normal high water
5. Any matters arising from the location of a fence, hedge and 6 x 6 timbers along the 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.
6. As to any portion of said land now, formerly or in the future covered by water: Questions or 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.
7. Assessments, if any, levied by Skagit County Sewer District.
8. City, county or local improvement district assessments, if any.