

When recorded return to:
Jae Y. Ahn and Sook Ja Ahn
21590 Alderbrook Lane
Mount Vernon, WA 98274



Skagit County Auditor
10/4/2017 Page 1 of 8 3:45PM \$81.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032387

CHICAGO TITLE
020032387

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jared L Ware and Noelle E Ware, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Jae Y. Ahn and Sook Ja Ahn, husband and wife

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.)

Lot(s): 2B Unit(S): SKAGIT COUNTY SHORT PLAT NO. PL02-368

Tax Parcel Number(s): P116943 / 330403-1-001-0800, P119687 / 330403-1-001-1000

Subject to:

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

Dated: September 22, 2017

Jared L Ware

Noelle E Ware

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174717
OCT 04 2017

Amount Paid \$ 8816.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jared L Ware and Noelle E Ware are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 29, 2017

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P116943 / 330403-1-001-0800 and P119687 / 330403-1-001-1000

PARCEL "A":

Lot 2B of Skagit County Short Plat No. PL02-368, recorded October 16, 2002, under Auditors File No. 200210160145, records of Skagit County, Washington, being a portion of the Northwest ¼ of the Southeast ¼ of Section 3, Township 33 North, Range 4 East, W.M. (said Lot 2B includes those areas delineated on the face of said Short Plat as "Tract C", "Tract D" and "Lot 2B Buildable Area").

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH a non-exclusive easement 60 feet wide for ingress, egress, and utilities over, under, and through the Southeast ¼ of the Northwest ¼, the Southwest ¼ of the Northeast ¼ and the Northwest ¼ of the Southeast ¼, all in Section 3, Township 33 North, Range 4 East, W.M., the centerline of which is described as follows:

Beginning at the Southwest corner of the Southeast ¼ of the Northwest ¼ of said Section 3; thence North 01 degrees 57'53" West along the West line thereof, a distance of 433.25 feet to the centerline of Cascade Ridge Drive as shown on the Plat of "CASCADE RIDGE P.U.D.," as per plat recorded in Volume 14 of Plats, pages 112 through 121, inclusive, records of Skagit County, Washington and the initial point of this centerline description; thence North 78 degrees 54'55" East, a distance of 22.80 feet to the point of curvature of a curve to the left having a radius of 170.00 feet; thence Easterly along said curve through a central angle of 15 degrees 19'30" and an arc length of 45.47 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet; thence Easterly along said curve through a central angle of 35 degrees 35'31" and an arc length of 71.44 feet; thence South 80 degrees 49'04" East, a distance of 56.12 feet to the point of curvature of a non-tangent curve to the right having a radius of 176.38 feet, from this point the center bears South 65'32"47" East; thence Northerly along said curve through a central angle of 73 degrees 35'16" and an arc length of 226.54 feet; thence South 81 degrees 57'31" East, a distance of 155.47 feet to the point of curvature of a curve to the left having a radius of 169.81 feet; thence Easterly along said curve through a central angle of 40 degrees 20'14" and an arc length of 119.55 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet; thence Easterly along said curve through a central angle of 90 degrees 51'48" and an arc length of 182.37 feet to the point of reverse curvature of a curve to the left having a radius of 274.51 feet; thence Easterly along said curve through a central angle of 27 degrees 15'57" and an arc length of 130.63 feet; thence South 58 degrees 41'55" East, a distance of 217.08 feet to the point of curvature of a curve to the left having a radius of 325.55 feet; thence Easterly along said curve through a central angle of 25 degrees 03'59" and an arc length of 142.43 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet; thence Easterly along said curve through a central angle of 29 degrees 54'17" and an arc length of 60.02 feet to Point "A";

EXHIBIT "A"
Legal Description
(continued)

thence continuing along said curve through a central angle of 31 degrees 14'36" and an arc length of 62.71 feet;
thence South 22 degrees 36'59" East, a distance of 243.39 feet to the point of curvature of a curve to the right having a radius of 115.00 feet;
thence Southerly along said curve through a central angle of 15 degrees 19'19" and an arc length of 30.75 feet to the point of reverse curvature of a curve to the left having a radius of 115.00 feet;
thence Southerly and Easterly along said curve through a central angle of 134 degrees 33'57" and an arc length of 270.09 feet to the point of reverse curvature of a curve to the right having a radius of 150.00 feet;
thence Easterly along said curve through a central angle of 62 degrees 00'54" and an arc length of 162.35 feet to the point of curvature of a reverse curve to the left having a radius of 115.00 feet;
thence Easterly and Northerly along said curve through a central angle of 83 degrees 51'20" and an arc length of 168.31 feet;
thence North 16 degrees 17'57" East, a distance of 67.15 feet to a point on the East-West centerline of said Section 3 which lies North 87 degrees 15'24" East, a distance of 1,895.24 feet from the Southwest corner of the Southeast ¼ of the Northwest ¼ of said Section 3 and the terminus of this centerline description.

TOGETHER WITH an easement for ingress, egress, utilities, and cul-de-sac described as follows:

Beginning at Point "A" described above;
thence North 36 degrees 08'24" East, a distance of 45.00 feet to the center of a 45 foot radius cul-de-sac with 20 foot radius entrance and exit curves at the intersections with the Northeasterly line of the hereinabove described 60 foot easement.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 30, 1989
Auditor's No(s): 8906300010, records of Skagit County, Washington
In favor of: Georgia-Pacific Corporation, a Georgia corporation
For: Ingress, egress and utilities
Affects: A portion of the Southeast Quarter of the Northwest Quarter and a portion of the Northwest Quarter of the Southeast Quarter of Section 3, Township 33 North, Range 4 East of the Willamette Meridian and other property

Said easement contains, among other things, provisions for maintenance.

2. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: July 7, 1989
Auditor's No(s): 8907070039, records of Skagit County, Washington
In favor of: Scott Paper Company, a Pennsylvania corporation
For:
An easement over and upon any and all logging roads, as well as the right to construct such additional roads as may be necessary, for purposes of obtaining access to and removing forest products from lands adjacent to adjoining the property and upon which Grantor has or shall have the right to harvest and remove forest products
Affects:
Southwest Quarter of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 3, Township 33 North, Range 4 East of the Willamette Meridian and other property

3. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: August 2, 1989
Auditor's No(s): 8908020039, records of Skagit County, Washington
In favor of: Crown Pacific LTD, an Oregon corporation
For: An easement over and upon any and all logging roads for purposes of obtaining access to and removing forest products from lands adjacent to or adjoining the property and upon which Grantor has or shall have the right to harvest and remove forest products. Any damage caused to any road so used shall be repaired by Grantor at Grantor's expense. Reconstruction, alteration or substantial improvements of existing roads must receive approval in advance by Grantee, which approval shall not be unreasonably withheld. Grantor shall maintain any roads used by it in a condition such that they are passable by normal passenger vehicles. Where roads are used by Grantor and by others, Grantor shall be responsible for its prorata share of maintenance costs based upon the respective volumes of timber removed over such roads.

4. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: November 26, 1997
Auditor's No(s): 9711260076, records of Skagit County, Washington
In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife
For: Ingress, egress and utilities over the existing roadway through the subject property in favor of Grantor's remaining properties

EXHIBIT "B"

Exceptions (continued)

- Affects:** Said premises, the exact location and extent of said easement is undisclosed of record
5. Agreement, including the terms and conditions thereof; entered into;
By: Georgia-Pacific Corporation, a Georgia corporation
And Between: Scott Paper Company, a Pennsylvania corporation
Recorded: June 30, 1989
Auditor's No.: 8906300010, records of Skagit County, Washington
Providing: Easement exchange
6. Agreement, including the terms and conditions thereof; entered into;
By: Crown Pacific, LTD, an Oregon corporation
And Between: Scott Paper Company, a Pennsylvania corporation
Recorded: July 7, 1989
Auditor's No.: 8907070047, records of Skagit County, Washington
Providing: Wood fiber supply
7. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: March 28, 1917
Auditor's No.: 118266, records of Skagit County, Washington
Executed By: Dempsey Lumber Company, a Michigan corporation
As Follows: Reserving, however, unto the Grantor, its successors and assigns, all coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract and remove the same; provided, however, that the Grantor, its successors or assigns, shall pay to the Grantee, its heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores oil or gas, and by the operations of prospecting for and mining the same.
8. Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 27, 2001
Auditor's No(s).: 200102270093, records of Skagit County, Washington
In favor of: Adam Ware and Kathy Ware, husband and wife, Jared Ware and Levi Ware
For: Ingress, egress and utilities

Said easement contains, among other things, provisions for maintenance by the common users.

EXHIBIT "B"

Exceptions (continued)

9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: April 4, 2001
Auditor's No(s): 200104040076, records of Skagit County, Washington
Executed By: Adam Ware and Kathy Ware, husband and wife, Jared Ware and Levi Ware
As Follows: Well protection zone
10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 4, 2001
Auditor's No(s): 200104040075, records of Skagit County, Washington
In favor of: Adam Ware and Kathy Ware, husband and wife, Jared Ware and Levi Ware
For: Installation, maintenance and operation of wells, waterline and appurtenances
11. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands;
Recorded: June 28, 2001
Auditor's No(s): 200106280089, records of Skagit County, Washington
12. 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 SKAGIT COUNTY SHORT PLAT NO. PL02-0368:

Recording No: 200210160145
13. Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 16, 2002
Auditor's No(s): 200210160146, records of Skagit County, Washington
In favor of: Skagit County
For: Protected Critical Area
14. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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;

EXHIBIT "B"

Exceptions
(continued)

- Recorded: September 8, 2003
Auditor's No(s): 200309080006, records of Skagit County, Washington
Executed By: Adam Ware and Kathy Ware, husband and wife, Jared Ware and Levi Ware
15. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 8, 2003
Auditor's No(s): 200309080006, records of Skagit County, Washington
Imposed By: Adam Ware and Kathy Ware, husband and wife, Jared Ware and Levi Ware
16. Grant of Easement including the terms, covenants and provisions thereof
Recording Date: October 25, 2005
Recording No.: 200510250175
17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Alderbrook Community Association
Purpose: Emergency vehicle turnaround
Recording Date: October 25, 2005
Recording No.: 200510250176
18. Plat Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: August 31, 2006
Recording No.: 200608310123
19. City, county or local improvement district assessments, if any.
20. Assessments, if any, levied by Alderbrook Community Association.