



201905240063

05/24/2019 11:29 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:
Simon Segovia Trejo and Yolanda Nava Callejas
509 Granite Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038170

CHICAGO TITLE
620038170

STATUTORY WARRANTY DEED

THE GRANTOR(S) Soo Hun Kim, a married man as his separate estate, and Antonio Kim, an unmarried person, as their respective separate estates

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Simon Segovia Trejo and Yolanda Nava Callejas, husband and wife

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

LOT 46, PLAT OF SKAGIT HIGHLANDS DIVISION 3, AS PER PLAT RECORDED UNDER AUDITOR'S FILE NO. 200605150163, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P124579 / 4892-000-046-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 24 2019

Amount Paid \$
By *[Signature]* Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 10, 2019

Soo H L
Soo Hun Kim

Antonio Kim

State of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that Soo Hun Kim is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 10, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

STATUTORY WARRANTY DEED
(continued)

Dated: May 10, 2019

Soo Hun Kim

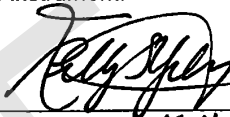


Antonio Kim

State of CALIFORNIA
COUNTY of SANTA CLARA

I certify that I know or have satisfactory evidence that
ANTONIO KIM
_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 14 MAY 2019


Name: Kelly S. Yilmaz
Notary Public in and for the State of CALIFORNIA
Residing at: 1252 Magnolia Ave San Jose CA 95126
My appointment expires: 3-29-23

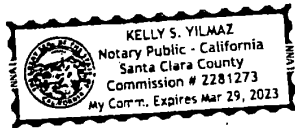


EXHIBIT "A"
Exceptions

1. Storm Drainage Release Easement Agreement and the terms and conditions thereof:
 Recording Date: July 27, 2001
 Recording No.: 200107270065

2. Mitigation Agreement and the terms and conditions thereof:
 Recording Date: July 27, 2001
 Recording No.: 200107270077
 Affects: Said plat and other property

3. Shoreline Substantial Development Permit No. PL01-560 and the terms and conditions thereof, as recorded under recording no. 200205230079 and as amended by instrument recorded under recording no. 200206030153.
 Affects: Lots 1 thru 10

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution system
 Recording Date: March 1, 2005
 Recording No.: 200503010068
 Affects: Portion of premises

5. Master Plan and the terms and conditions thereof:
 Recording Date: July 1, 2005
 Recording No.: 200507010182
 Affects: Said plat and other property

6. Declaration of Easements and Covenant to share cost for Skagit Highlands and the terms and conditions thereof:
 Recording Date: August 17, 2005
 Recording No.: 200508170113
 Modification(s) of said covenants, conditions and restrictions
 Recording No.: 200604060049, 200605250083, 200605260150, 200607250099, 200608250117, 200806040066 and 200810160044

7. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation,

EXHIBIT "A"Exceptions
(continued)

familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 17, 2005
Recording No.: 200508170114

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087, 201510210021, 201510210022, 201510260101 and 201510260102

Assignment of Declarant's Rights:

Recording Nos.: 200511020084, 200605230087, 200605260149, 200607250100 and 200608100126, (re-record of 200608070191, which is a re-record of 200607250100)

8. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 17, 2005
Recording No.: 200508170115

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 4, 2008 and October 16, 2008
Recording No.: 200806040066 and 200810160044

9. Water Service Contract and the terms and conditions thereof:

Recording Date: October 7, 2005
Recording No.: 200510070093

10. 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 Plat of Skagit Highlands, Division 3:

EXHIBIT "A"Exceptions
(continued)

Recording No: 200605150163

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Mount Vernon.
14. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."