

**When recorded return to:**  
Ki Tae Kim and Nan Sun Kim  
804 Metcalf Street  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046975

**CHICAGO TITLE CO.**  
620046975

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Rebecca Robertson, 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 Ki Tae Kim and Nan Sun Kim, a married couple

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

UNIT 3221-C, PARK LANE CONDOMINIUM PHASE II, ACCORDING TO THE DECLARATION THEREOF RECORDED AUGUST 23, 2005 UNDER RECORDING NO. 200508230145, AND SURVEY MAP AND PLANS RECORDED UNDER ECORDING NO. 200707160193, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P126384 / 4934-000-221-0300

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3425

Jul 26 2021

Amount Paid \$5605.00  
Skagit County Treasurer  
By Josie L Bear Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 27, 2021

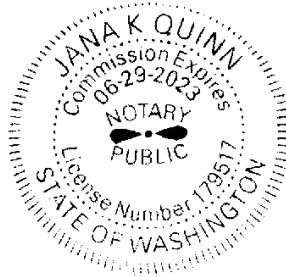
Rebecca Robertson  
Rebecca Robertson

State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that  
Rebecca Robertson  
(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: June 09 2021

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Maddox Creek P.U.D. Phase 1, recorded in Volume 16 of Plats, Pages 121 through 130:  
  
Recording No: 9609090082, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, granted by instrument;  
  
Recorded: January 17, 2002  
Auditor's No.: 200201220124, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
3. 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: November 2, 2000  
Auditor's No.: 200011030078, records of Skagit County, Washington
4. Easement, including the terms and conditions thereof, granted by instrument;  
  
Recorded: November 15, 2002  
Auditor's No.: 200211210175, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Maddox Creek P.U.D., Phase 3:  
  
Recording No: 200008140137
6. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national

**EXHIBIT "A"**

Exceptions  
(continued)

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: September 9, 1996  
Auditor's No.: 9609090083, records of Skagit County, Washington  
Executed By: City of Mount Vernon and InterWest Properties, Inc.

7. Covenants, conditions, and restrictions contained in instrument(s), 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: September 20, 1996  
Auditor's No.: 9609200055, records of Skagit County, Washington  
Executed By: InterWest Properties, Inc.

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 20, 1996  
Auditor's No.: 9609200054, records of Skagit County, Washington  
Imposed By: Maddox Creek Master Community Association

AMENDED by instrument(s):

Recorded: November 03, 2000  
Auditor's No.: 200011030078, records of Skagit County, Washington

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

Recorded: April 4, 2000  
Auditor's No.: 200004040010, records of Skagit County, Washington  
In favor of: Skagit County Public Utility District No. 1  
For: Pipeline  
Affects: 20 foot strip across a portion of Maddox Creek P.U.D. Phase 3

10. Easement, including the terms and conditions thereof, granted by instrument

Recorded: December 17, 1997  
Auditors No.: 9712170076, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with

**EXHIBIT "A"**  
Exceptions  
(continued)

necessary appurtenances for the transportation of water

Affects: A non-exclusive 20 foot wide easement over, under and across a portion  
of said Maddox Creek P.U.D. Phase 3

11. Covenants, conditions and restrictions 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: September 20, 1996  
Recording No.: 9609200054

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 3, 2000  
Recording No.: 200011030078

12. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium of Maddox Highlands Condo Phase I;

Recorded: January 23, 2001  
Auditor's No.: 200101230038, records of Skagit County, Washington

And in Amendments thereto

Recorded: January 26, 2001  
Auditor's No.: 200101260084, records of Skagit County, Washington  
Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3

13. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium of Park Lane Condo Phase I;

Recorded: August 23, 2005  
Auditor's No.: 200508230145, records of Skagit County, Washington

And in Amendments thereto

Recorded: September 15, 2005  
Auditor's No.: 200509150004, records of Skagit County, Washington

Recorded: April 12, 2007  
Auditor's No.: 200704120144, records of Skagit County, Washington

**EXHIBIT "A"**

Exceptions  
(continued)

Recorded: July 16, 2007  
Auditor's No.: 200707160194, records of Skagit County, Washington

14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Park Lane Condominium, Phase I:

Recording No: 200508230144

Correction Survey for Park Lane Condominium, Phase I recorded April 12, 2007 under Recording No. 200704120145.

15. Covenants, conditions and restrictions 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 23, 2005  
Recording No.: 200508230145

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 15, 2005  
Recording No.: 200509150004

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 12, 2007  
Recording No.: 200704120144

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 16, 2007  
Recording No.: 200707160194

16. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Unit Owners Association of Park Lane Condominium

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: August 23, 2005  
Recording No.: 200508230145

17. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Park Lane Condo Phase II:

Recording No: 200707160193

18. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
19. Assessments, if any, levied by City of Mount Vernon.
20. City, county or local improvement district assessments, if any.

Authentisign ID: 85DBDE87-A71D-4FBC-866B-A298A0AFE559

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 29, 2021

between Ki Tae Kim Buyer and Nan Sun Kim Buyer ("Buyer")  
and Rebecca Robertson Seller ("Seller")  
concerning 3221 Park Lane Address Mount Vernon City WA 98274 State Zip (the "Property")

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign  
Ki Tae Kim 03/29/2021  
Buyer 10:38:48 PM PDT Date

Rebecca Robertson 4/6/2021  
Seller Date

Authentisign  
Nan Sun Kim 03/29/2021  
Buyer 10:38:05 PM PDT Date

Seller Date