

**RECORDED AT THE REQUEST OF AND
AFTER RECORDING RETURN TO:**

Peoples Bank
4100 Woburn
Bellingham, Washington 98226
Attention: Charlie Guildner
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134925
DEC 10 2013



Skagit County Auditor \$79.00
12/10/2013 Page 1 of 8 3:18PM

Amount Paid \$
By Mum Deputy
Skagit Co. Treasurer

**NON-MERGER DEED
IN LIEU OF FORECLOSURE**

GUARDIAN NORTHWEST TITLE CO.
106849

Grantor: CITIPOINT CHURCH, a Washington non-profit corporation, who acquired title as (i) the EVANGEL TABERNACLE OF MOUNT VERNON, WA., as to Parcel "A"; (ii) VIEWCREST ASSEMBLY OF GOD CHURCH, as to Parcel "B"; and (iii) as VIEWCREST ASSEMBLY OF GOD CHURCH, as Parcel "C"

Grantee: PBWA PROPERTIES, LLC, a Washington limited liability company

Legal Description:

Abbreviated: Lots 1 through 6 O'Leary's Add to Mt. Vernon
Lots 17 through 20 and Lots 31 and 32 View Crest Add, Mt. Vernon

Full: See Exhibit A attached hereto.

Tax Parcel Numbers: P53960, 3749-000-006-0202;
P54715, 3765-000-032-0001;
P54702, 3765-000-017-0000; and
P54714, 3765-000-031-0002

GRANTOR, CITIPOINT CHURCH, a Washington non-profit corporation, in lieu of foreclosure and for no other consideration, hereby bargains, sells and conveys to PBWA Properties, LLC, a Washington limited liability company, the real property situated in the County of Skagit, State of Washington, and legally described on Exhibit A attached hereto, subject only to the lien of unpaid real property taxes and the permitted exceptions set forth on Exhibit A.

The fee ownership conveyed hereby shall not merge with the lien of (i) that certain Deed of Trust dated November 1, 2004, recorded on November 5, 2004, under Auditor's File No. 200411050098, records of Skagit County, Washington or (ii) that certain Deed of Trust dated April 7, 2008, recorded on April 15, 2008 under Auditor's File No. 200804150158, records of Skagit County, Washington. Such fee

ownership and the said lien shall remain separate and distinct, notwithstanding the execution, delivery and recordation of this deed.

DATED: 12/10/13, 2013.

GRANTOR:

CITIPPOINT CHURCH, a
Washington non-profit corporation

By: [Signature]
Name: Reverend Michael Acker
Title: Lead Pastor

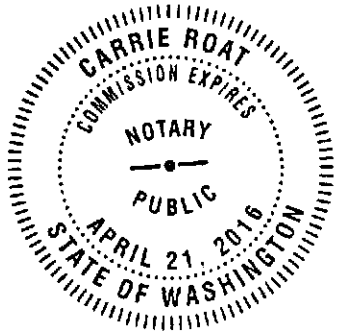
By: [Signature]
Name: Robert Mackey
Title: Treasurer

STATE OF WASHINGTON)
) ss.
COUNTY OF Whatcom)

I certify that I know or have satisfactory evidence that Michael Acker is the lead pastor of CITIPOINT CHURCH, a Washington non-profit corporation, and said person acknowledged that ~~he/she~~ signed this instrument on behalf of said corporation, acknowledged it to be the free and voluntary act of said corporation for the uses and purposes mentioned in the instrument, and on oath stated that ~~he/she~~ was authorized to execute this instrument.

Dated: December 6, 2013

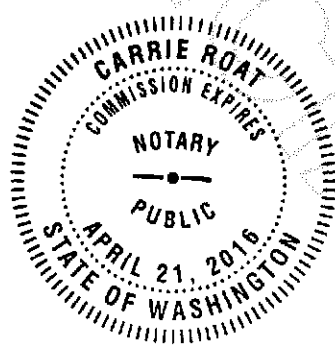
[Signature]
(Print Notary Name) Carrie Roat
Notary Public in and for the State of Washington
residing at Ferndale, wa
My appointment expires 4/21/16



STATE OF WASHINGTON)
) ss.
COUNTY OF Whatcom)

I certify that I know or have satisfactory evidence that Robert Meneses is the Treasurer of CITIPOINT CHURCH, a Washington non-profit corporation, and said person acknowledged that ~~he~~ she signed this instrument on behalf of said corporation, acknowledged it to be the free and voluntary act of said corporation for the uses and purposes mentioned in the instrument, and on oath stated that ~~he~~ she was authorized to execute this instrument.

Dated: December 6, 2013 Carrie Roat
(Print Notary Name) Carrie Roat
Notary Public in and for the State of Washington
residing at Ferndale, wa
My appointment expires 4/21/16



**EXHIBIT A
TO
NON-MERGER DEED IN LIEU OF FORECLOSURE**

Legal Description

PARCEL "A":

Lots 1, 2, 3, 4, 5 and 6, "O'LEARY'S ADDITION TO MOUNT VERNON", according to the plat thereof recorded in Volume 7 of Plats, page 76, records of Skagit County; EXCEPT mineral rights as reserved in deed from W.M. Lindsey and Emma S, Lindsey, husband and wife, recorded September 21, 1900, under Auditors File No. 34276.

PARCEL "B":

Lots 17, 18, 31 and 32, "VIEW CREST ADDITION, MOUNT VERNON, WASHINGTON", as per plat recorded in Volume 7 of Plats, Page 80, records of Skagit County, Washington, EXCEPT mineral rights as reserved in deed from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded September 21, 1900, under Auditor's File No. 34276.

PARCEL "C":

Lots 19 and 20, "VIEW CREST ADDITION, MOUNT VERNON, WASHINGTON", as per plat recorded in Volume 7 of Plats, Page 80, records of Skagit County, Washington, EXCEPT mineral rights as reserved in deed from W.M. Lindsey and Emma S, Lindsey, husband and wife, recorded September 21, 1900, under Auditors File No. 34276.

TOGETHER WITH the West 1/2 of vacated 17th Street abutting Lot 20, as would attach by operation of law, pursuant to City of Mount Vernon Ordinance No. 2451 which was recorded on July 29, 1991 under Auditor's File No. 9107290003.

Permitted Exceptions

1. THE LIEN OF UNPAID GENERAL REAL ESTATE TAXES AND ASSESSMENTS, IF ANY.
2. DEED OF TRUST INCLUDING THE TERMS AND CONDITIONS THEREOF:

GRANTOR:

VIEWCREST ASSEMBLY OF GOD, A WASHINGTON NON-PROFIT CORPORATION, WHO ACQUIRED TITLE AS VIEWCREST ASSEMBLY OF GOD, INC., WHO ACQUIRED TITLE AS THE EVANGEL TABERNACLE OF MOUNT VERNON, WA, AS TO PARCEL 'A'; VIEWCREST ASSEMBLY OF GOD CHURCH, AS TO PARCEL 'B'; AND VIEWCREST ASSEMBLY OF GOD



CHURCH, WHO ACQUIRED TITLE AS VIEWCREST ASSEMBLY OF GOD, AS PARCEL 'C'
LAND TITLE CO. OF SKAGIT COUNTY
TRUSTEE: PEOPLES BANK
BENEFICIARY: PEOPLES BANK
AMOUNT: \$3,200,000.00 PLUS INTEREST, IF ANY
DATED: NOVEMBER 1, 2004
RECORDED: NOVEMBER 5, 2004
AUDITOR'S NO.: 200411050098

THE TERMS OF THE NOTE SECURED BY SAID DEED OF TRUST/MORTGAGE WERE MODIFIED BY INSTRUMENT RECORDED APRIL 10, 2008 UNDER AUDITOR'S FILE NO. 200804100135.

REGIONAL TRUSTEE SERVICE CORPORATION WAS APPOINTED NEW TRUSTEE BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201009080028.

THE LIEN OF SAID MORTGAGE/DEED OF TRUST WAS SUBORDINATED TO THE LIEN OF THE INSTRUMENT NOTED IN PARAGRAPH 6 BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200804150161.

3. ASSIGNMENT OF LEASES AND/OR RENTS, INCLUDING THE TERMS AND CONDITIONS THEREOF:

ASSIGNOR: VIEWCREST ASSEMBLY OF GOD, A WASHINGTON NON-PROFIT CORPORATION, WHO ACQUIRED TITLE AS VIEWCREST ASSEMBLY OF GOD, INC., WHO ACQUIRED TITLE AS THE EVANGEL TABERNACLE OF MOUNT VERNON, WA, AS TO PARCEL 'A'; VIEWCREST ASSEMBLY OF GOD CHURCH, AS TO PARCEL 'B'; AND VIEWCREST ASSEMBLY OF GOD CHURCH, WHO ACQUIRED TITLE AS VIEWCREST ASSEMBLY OF GOD, AS PARCEL 'C'

ASSIGNEE: PEOPLES BANK
DATED: NOVEMBER 1, 2004
RECORDED: NOVEMBER 5, 2004
AUDITOR'S NO.: 200411050100

4. DEED OF TRUST INCLUDING THE TERMS AND CONDITIONS THEREOF:

GRANTOR: CITIPOINT CHURCH, FORMERLY KNOWN AS VIEWCREST ASSEMBLY OF GOD, A WASHINGTON NON-PROFIT CORPORATION TRUSTEE: LAND TITLE COMPANY BENEFICIARY: SUMMIT BANK

AMOUNT: \$1,550,755.84, PLUS INTEREST, IF ANY
DATED: APRIL 7, 2008
RECORDED: APRIL 15, 2008
AUDITOR'S NO.: 200804150158



PRESENT OWNER OF BENEFICIAL INTEREST IN SAID SECURITY DOCUMENT BY ASSIGNMENT(S)/MERGER/OR NAME CHANGE:

HOLDER: COLUMBIA STATE BANK
DATED: NOVEMBER 15, 2013
RECORDED: NOVEMBER 15, 2013
AUDITOR'S NO.: 201311150067

PRESENT OWNER OF BENEFICIAL INTEREST IN SAID SECURITY DOCUMENT BY ASSIGNMENT(S)/MERGER/OR NAME CHANGE:

HOLDER: PEOPLES BANK
DATED: NOVEMBER 15, 2013
RECORDED: NOVEMBER 15, 2013
AUDITOR'S NO.: 201311150068

5. ASSIGNMENT OF LEASES AND/OR RENTS, INCLUDING THE TERMS AND CONDITIONS THEREOF:

ASSIGNOR: CITIPOINT CHURCH, FORMERLY KNOWN AS VIEWCREST ASSEMBLY OF GOD, A WASHINGTON NON-PROFIT CORPORATION
ASSIGNEE: SUMMIT BANK
DATED: APRIL 7, 2008
RECORDED: APRIL 15, 2008
AUDITOR'S NO.: 200804150159

PRESENT OWNER OF BENEFICIAL INTEREST IN SAID SECURITY DOCUMENT BY ASSIGNMENT(S)/MERGER/OR NAME CHANGE:

HOLDER: COLUMBIA STATE BANK
DATED: NOVEMBER 15, 2013
RECORDED: NOVEMBER 15, 2013
AUDITOR'S NO.: 201311150067

PRESENT OWNER OF BENEFICIAL INTEREST IN SAID SECURITY DOCUMENT BY ASSIGNMENT(S)/MERGER/OR NAME CHANGE:

HOLDER: PEOPLES BANK
DATED: NOVEMBER 15, 2013
RECORDED: NOVEMBER 15, 2013
AUDITOR'S NO.: 201311150068



6. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

BETWEEN: CITIPOINT CHURCH
AND: SUMMIT BANK
DATED: APRIL 7, 2008
RECORDED: APRIL 15, 2008
AUDITOR'S NO.: 200804150160
REGARDING: HAZARDOUS SUBSTANCE AGREEMENT

PRESENT OWNER OF BENEFICIAL INTEREST IN SAID SECURITY DOCUMENT BY ASSIGNMENT(S)/MERGER/OR NAME CHANGE:

HOLDER: COLUMBIA STATE BANK
DATED: NOVEMBER 15, 2013
RECORDED: NOVEMBER 15, 2013
AUDITOR'S NO.: 201311150067

PRESENT OWNER OF BENEFICIAL INTEREST IN SAID SECURITY DOCUMENT BY ASSIGNMENT(S)/MERGER/OR NAME CHANGE:

HOLDER: PEOPLES BANK
DATED: NOVEMBER 15, 2013
RECORDED: NOVEMBER 15, 2013
AUDITOR'S NO.: 201311150068

7. UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND CHATTEL MORTGAGEES OF PERSONAL PROPERTY, AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF TERM.

8. RESERVATIONS CONTAINED IN DEED:

EXECUTED BY: W.M. LINDSEY AND EMMA S. LINDSEY, HUSBAND AND WIFE
RECORDED: SEPTEMBER 21, 1900
AUDITOR'S NO.: 34276
AS FOLLOWS:

ALL COAL AND OTHER MINERAL IS RESERVED AND EXCEPTED FROM HIS CONVEYANCE SAID MINERAL RIGHTS ARE NOW VESTED IN SKAGIT COUNTY THROUGH FORECLOSURE OF DELINQUENT TAXES AND ISSUANCE OF TAX DEED DATED DECEMBER 15, 1920, AND RECORDED DECEMBER 30, 1920, UNDER AUDITOR'S FILE NO. 146781 IN VOLUME 6 OF MINING CLAIMS, PAGE 567



9. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

BETWEEN: VIEWCREST ASSEMBLY OF GOD CHURCH
AND: THE CITY OF MOUNT VERNON
DATED: NOVEMBER 18, 1988
RECORDED: DECEMBER 29, 1988
AUDITOR'S NO.: 8812290015
REGARDING: AGREEMENT FOR PERFORM

10. EASEMENT AND PROVISIONS THEREIN:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY
DATED: MARCH 16, 1993
RECORDED: APRIL 1, 1993
AUDITOR'S NO.: 9304010101
PURPOSE: RIGHT TO CONSTRUCT, OPERATE, MAINTAIN,
REPAIR, REPLACE AND ENLARGE ONE OR MORE
ELECTRIC TRANSMISSION AND/OR DISTRIBUTION
LINES OVER AND/OR UNDER THE RIGHT OF WAY
AFFECTS: THE NORTH 5 FEET

11. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

IN FAVOR OF: CITY OF MOUNT VERNON
RECORDED: JULY 29, 1991
AUDITOR'S FILE NO.: 91072900003
FOR: CONSTRUCTION, REPAIR AND MAINTENANCE OF
PUBLIC UTILITIES AND SERVICES
AFFECTS: PORTION OF VACATED 17TH STREET IN PARCEL "C"

