

When recorded return to:

Christ the King Skagit
PO Box 710
Burlington, WA 98233

GNW 22-14520

STATUTORY WARRANTY DEED

Guardian NW Title 22-14520-KH

THE GRANTOR(S) Christ the King Network, a Washington nonprofit corporation, previously shown of record as Christ the King Community Church International, a Washington Corporation, who acquired title as Christ the King Community Church of Skagit Valley, a Washington corporation, PO Box 710, Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Christ the King Skagit, a Washington nonprofit corporation

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

Lot 1 of City of Mount Vernon Binding Site Plan No. MV-4-01, approved October 8, 2001 and recorded October 9, 2001 as Auditor's File No. 200110090093 being a portion of the South 20 rods of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., Skagit County, Washington.

Abbreviated legal description: Property 1:
Section 18, Township 34 North, Range 4 East - NE NE (aka Lot 1 BSP MV-4-01)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P118493/8033-000-001-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14520-KH

Page 1 of 4

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 2022-368
Date 02/01/2022

Dated: Jan. 27, 2022

Christ the King Network Inc., a Washington Corporation

By: [Signature]
John Ney, Treasurer

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 27 day of January, 2022 by John Ney as Treasurer of Christ the King Network.

[Signature]
Signature

Notary
Title

My appointment expires: July 15, 2024

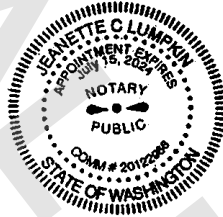


EXHIBIT A

22-14520-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Easement, affecting a portion of subject property for the purpose of Telephone lines including terms and provisions thereof granted to The Pacific Telephone and Telegraph Company recorded May 18, 1927 as Auditor's File No. 203794

11. Agreement, affecting subject property, regarding Sewer Line and the terms and provisions thereof between 1604 Elks' Builders, Inc. and A. Elliott Johnson and Eileen W. Johnson, recorded October 16, 1962 as Auditor's File No. 627518.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14520-KH

Page 3 of 4

12. Easement, affecting a portion of subject property for the purpose of Sewer line including terms and provisions thereof granted to City of Mount Vernon recorded March 20, 1967 as Auditor's File No. 696115

13. Easement, affecting a portion of subject property for the purpose of Public Utilities including terms and provisions thereof granted to City of Mount Vernon recorded October 22, 1984 as Auditor's File No. 8410220072

14. Easement, affecting a portion of subject property for the purpose of Sidewalk and Utilities including terms and provisions thereof granted to City of Mount Vernon recorded July 24, 1985 as Auditor's File No. 8507240004

15. Easement, affecting a portion of subject property for the purpose of to allow unprotected openings including terms and provisions thereof granted to A. Elliott Johnson recorded September 9, 1998 as Auditor's File No. 9809090093

16. Easement, affecting a portion of subject property for the purpose of Ingress, Egress, Roadway, Parking, Utilities, and other matters including terms and provisions thereof granted to Mount Vernon Lodge No. 1604 of the Benevolent and Protective Order of Elks recorded October 25, 2001 as Auditor's File No. 200110250162

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200110110082.

17. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Binding Site Plan MV-4-01 recorded October 9, 2001 as Auditor's File No. 200110090093.

18. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey for Boundary Line Adjustment recorded June 15, 2004 as Auditor's File No. 200406150154.

19. Easement, affecting a portion of subject property for the purpose of Natural Gas Pipeline including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded October 7, 2011 as Auditor's File No. 201110070040

20. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey for Skagit County recorded October 31, 2013 as Auditor's File No. 201310310053.