

When recorded return to:

Radius Church  
2121 East College Way  
Mount Vernon, WA 98273

GNW 22-16785

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Christ the King Skagit, a Washington nonprofit corporation, 1000 Fountain Street, Burlington, WA 98233,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Radius Church, a Washington nonprofit corporation

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

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 "B" attached hereto

Tax Parcel Number(s): P118493

Dated: September 26, 2022

Christ the King Skagit, a Washington nonprofit corporation

By: [Signature]  
Timothy Moore, President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224001

Sep 30 2022

Amount Paid \$35555.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-16785-TJ

Page 1 of 4

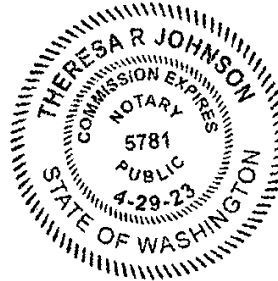
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 26<sup>th</sup> day of September, 2022 by Timothy Moore, President of Christ the King Skagit.

Theresa R Johnson  
Signature

Notary  
Title

My commission expires: 4-29-23



Statutory Warranty Deed  
LPB 10-05

Order No.: 22-16785-TJ

Page 2 of 4

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2111 Riverside Drive, Mount Vernon, WA 98273

Tax Parcel Number(s): P118493

**Property Description:**

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.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-16785-11

Page 3 of 4

**EXHIBIT B**

22-16785-TJ

1. 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
  2. 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.
  3. 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
  4. 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
  5. 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
  6. 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
  7. 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.
8. 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.
  9. 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.
  10. 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
  11. 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.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-16785-TJ

Page 4 of 4