



201004080033

Skagit County Auditor

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Statutory Warranty Deed

Grantor(s): The Office of the Director of Word of Grace Ministries and His Successors, A Corporation Sole
Grantee(s): Grace Haven LLC
Assessor's Tax Parcel Numbers(s): 4412-000-001-0003 (P81857), 4412-000-002-0002 (P81858), 4412-000-003-0001 (P81859), 4412-000-004-0000 (P81860), 4412-000-005-0009 (P81861), 4412-000-006-0008 (P81862), 4412-000-007-0007 (P81863), 4412-000-008-0006 (P81864), 351023-0-025-0100 (P 99159)

THE GRANTOR(S) The Office of the Director of Word of Grace Ministries and His Successors, A Corporation Sole, due to a change in business entity, conveys and warrants to **Grace Haven LLC**, the following described real estate, situated in the County of Skagit, State of Washington.

Lots 1, 2, 3, 4, 5 and 6 and those portions designated as Common Areas, Greenwood Lane and Exception No. A, all in the Plat of "GREENWOOD CHALET I", according to the plat thereof recorded in Volume 12 of Plats, page 82, and records of Skagit County, Washington.

SUBJECT TO easements, restrictions or other exceptions described on the attached Schedule "B-1", which is by this reference is incorporated herein as though fully set forth.

Dated: 1ST April 2010

Tammie D. Gelis
 Tammie D. Gelis, Director, The Office of the Director Of Word of Grace Ministries and His Successors, A Corporation Sole

Kathleen Huang
 Kathleen Huang, Successor, The Office of the Director of Word of Grace Ministries and His Successors, A Corporation Sole

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX
 925
 APR 08 2010

STATE OF WASHINGTON }
 COUNTY OF SKAGIT } SS:

Amount Paid \$ 0
 Skagit Co. Treasurer
 By mlm Deputy

I certify that I know or have satisfactory evidence that Tammie D. Gelis and Kathleen Huang are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-8-2010



Alana Pizzuto
 Notary Public in and for the State of Wash.
 Residing at Mount Vernon
 My appointment expires: 4-10-2012

SCHEDULE "B-1"

Exceptions:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Continental Telephone Company of the Northwest
Dated: August 8, 1975
Recorded: August 13, 1975
Auditor's No: 821858
Purpose: Underground telephone lines
Area Affected: Beginning at the entrance at Northeast corner or roadway and continuing around circular drive

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: February 2, 1979
Recorded: February 6, 1979
Auditor's No: 896221
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects:

A 10 foot strip, the centerline being described as follows:

Beginning at the Northeast corner thereof; thence at an approximate bearing of South 37 degrees West approximately 340 feet to its terminus.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Greenwood Chalet
Recorded: October 18, 1979
Auditor's No: 7910180001
(Copy attached)

Said matters include but are not limited to the following:

1. We do hereby declare this plat and dedicate to the public forever all roads and way EXCEPT private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course in the original reasonable grading of the roads and way shown hereon.

Following original reasonable grading of roads and ways hereon no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done and at the expense of such owner.

2. All lot owners will be members of Greenwood Chalet Homeowners Association.



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3. Greenwood Lane as shown is a private road. Greenwood Chalet Homeowners Association is solely responsible for the perpetual maintenance of Greenwood Lane.
4. Those areas shown hereon and referred to as "Greenwood Lane" or "Common Area" will be deeded to Greenwood Chalet Homeowners Association and the maintenance, safety, property taxes, drainfield maintenance and other obligations arising out of the ownership of these tracts will be the sole responsibility of Greenwood Chalet Homeowners Association.
5. No expansion of the existing residential structures on lots 1 through 6 will be allowed.
6. The existing drainfield for Lot 1 line on Lot 1. If and when drainfield repairs become necessary, the drainfield will be reconstructed in the adjacent common area and will become the maintenance responsibility of Greenwood Chalet Homeowners Association.
7. A ten-foot (10') non-exclusive easement for utility purposes lies within and adjacent to both extremities of the 40 foot road easement as shown.
8. Well pollution control zone as delineated on the face of said short plat.

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: November 25, 1981
 Recorded: November 25, 1981
 Auditor's No: 8111250013
 Executed by: Richard D. Greene and Susan W. Greene

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated: June 24, 1993
 Recorded: June 25, 1993
 Auditor's No: 9306250138

E. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
 Dated: May 3, 1991
 Recorded: May 16, 1991
 Auditor's No: 9105160007
 Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

Commencing at the Northeast corner of the above described property; thence along the centerline of that certain easement recorded under Skagit County Auditor's File No. 896221 at a approximate bearing of 37 degrees West approximately 340 feet to the terminus of said easement and the point of beginning of this centerline description: thence following the approximate bearings and distance of: South 63 degrees West, 180 feet; South 14 degrees West, 94 feet; South 12 degrees West, 131 feet to its terminus.



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F. RESERVATIONS CONTAINED IN DEED

Executed by: John R. Patten and Cynthia A. Patten
Recorded: May 28, 1993
Auditor's No: 9305280154
As Follows:

The grantor herein hereby reserves unto themselves the non exclusive right to use the common areas as set forth in protective covenants for said plat and the use of the private road known as Greenwood Lane, said rights to run with grantors remaining properties.



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