



201411100112

WHEN RECORDED RETURN TO:

Foothills Christian School
PO Box 2537
Mount Vernon, WA 98273

Skagit County Auditor
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\$75.00
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POOR ORIGINAL

GUARDIAN NORTHWEST TITLE CO.

DOCUMENT TITLE(S):
Special Warranty Deed

108241

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:

PBWA Properties, LLC, a Washington limited liability company

GRANTEE:

Foothills Christian School, a nonprofit corporation

ABBREVIATED LEGAL DESCRIPTION:

Lot 17, 18, 31 and 32, , View Crest Addition - Mount Vernon, according to the Plat thereof filed in Volume 7 of Plats at Page(s) 80, records of Skagit County, Washington.

TAX PARCEL NUMBER(S):

P54702, 3765-000-017-0000, P54715, 3765-000-032-0001, P54714, 3765-000-031-0002

Combined

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S) **PBWA Properties, LLC**, a Washington limited liability company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Foothills Christian School**, a nonprofit corporation the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Lots 17, 18, 31 and 32, View Crest Addn., Mount Vernon

Complete legal description attached hereto as Exhibit "A" and made a part hereof.

Tax Parcel Number(s): **P54702, 3765-000-017-0000, P54715, 3765-000-032-0001, P54714, 3765-000-031-0002**

"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."

Dated:

11-6-14

PBWA Properties, LLC

Lisa Holleman

By: Lisa Holleman, Authorized Agent

20144248
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 10 2014

Amount Paid \$ 9047.40
Skagit Co. Treasurer

By MF Deputy

STATE OF Washington

COUNTY OF Whatcom SS:

I certify that I know or have satisfactory evidence that Lisa Holleman is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Authorized Agent for Peoples Bank, Member of PBWA Properties, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

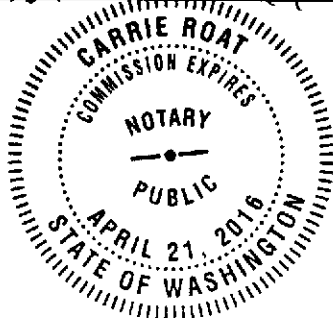
November 6, 2014

Carrie Roat

Notary Public in and for the State of Washington

Residing at , Washington - Ferndale

My appointment expires: 4/21/16



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Escrow No.: 108241

EXHIBIT "A"

LEGAL DESCRIPTION

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.

All of the above lots are consolidated as a single parcel with merged interior lot lines, per document recorded under Auditor's File No. 201410240111.

RESERVING for the benefit of the grantor, his heirs and assigns an easement for access and parking over, under and across the North 62.00 feet (as measured perpendicular to the North line) of Lots 17 and 32, Plat of Viewcrest Addition, Mount Vernon, Washington, as per plat recorded in Volume 7 of Plats, page 80, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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Exhibit B

EXCEPTIONS:

A. 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 this 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.

B. 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

C. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201410240111.

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: October 24, 2014
Auditor's No.: 201410240112



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