

When recorded return to:
Kenneth Saunders and Robyn Saunders
1430 Sunset Pl
Mount Vernon WA 98273



Skagit County Auditor \$74.00
4/30/2015 Page 1 of 3 1:50PM

Recorded at the request of:
Guardian Northwest Title
File Number: 109135

Statutory Warranty Deed

109135-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR The Directors of Cascade Christian Services, an inactive corporation, as Trustees for the Shareholders for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Kenneth Saunders and Robyn Saunders, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 3, Horizons Division II

Tax Parcel Number(s): P83100, 4470-000-003-0018

Lot 3, HORIZONS DIVISION II, as per plat recorded in Volume 14 of Plats, Page 1, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

Dated 4/29/2015

Cascade Christian Services

By: Rhonda Howard, President

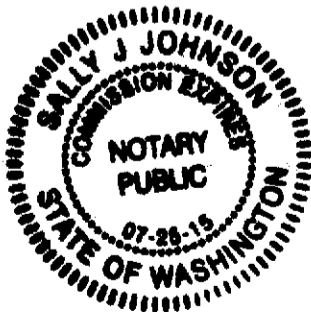
By: George Beanblossom Jr., Authorized Agent

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rhonda Howard and George Beanblossom Jr is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the authorized agent of Cascade Christian Services, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4/29/2015

~~Katie Hickok~~ Sally J Johnson
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 1/07/2019 7-25-15



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151464
APR 30 2015

Amount Paid \$5086.90
Skagit Co. Treasurer
By mom Deputy

Exhibit A

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 1, 1979
Recorded: November 9, 1979
Auditor's No: 197911090023
Executed by: Lloyd H. Johnson and Lyla Johnson, husband and wife

Said covenants are a rerecording of covenants recorded November 2, 1979 under Auditor's File No. 7911020002.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY INSTRUMENT:

Declaration Dated: January 15, 1980
Recorded: February 1, 1980
Auditor's No: 198002010053
Executed by: Lloyd H. Johnson and Lyla Johnson, husband and wife, Beverly Rasar, a single person, Blakely Marina, a Washington Partnership, and Marvin Swanson, a single man

The above covenants were amended by instrument recorded under Auditor's File No. 8312090030.

B. EASEMENT AND CONDITIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Marvin Swanson, a single man
Recorded: October 21, 1980
Auditor's No: 198010210035
For: Ingress, egress and utilities
Affects: Southwest corner of Tract 9

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, a Municipal Corporation
Dated: June 17, 1982
Recorded: June 25, 1982
Auditor's No: 198206250034
Purpose: Maintenance of slopes of proposed road known as Continental Place
Area Affected: A 10 foot strip in the Easterly portion

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: January 24, 1985
Recorded: January 24, 1985
Auditor's No: 198501240033
Executed by: Lloyd H. Johnson and Lyla J. Johnson, husband and wife

E. 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: Plat of Horizons Division II
Recorded: December 28, 1984
Auditor's No.: 198412280028

F. 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: Record of Survey
Recorded: August 12, 2008
Auditor's No.: 200808120107
Affects: A portion of subject property and other lands