



201803050122

Skagit County Auditor

3/5/2018 Page

1 of

3 1:30PM

\$76.00

When recorded return to:  
Julie Vandenhuevel and Joan Williams  
20472 N. English Rd.  
Mt. Vernon, WA 98274

Recorded at the request of:

File Number: S115497

### Statutory Warranty Deed

115497

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR First Baptist Church of Mount Vernon, Washington, a Washington non-profit corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Julie Vandenhuevel, a married woman, as her separate estate, and Joan Williams, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn., Lots 3, 5, 6, 7 and 8, Block 18, Gates Second Add to MV

For Full Legal See Attached Exhibit "A"

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): P52100, 3700-018-006-0102, P52097, 3700-018-003-0006, P52101, 3700-018-008-0001

Dated

3-2-18

First Baptist Church

Jerry Kelly  
By: Jerry Kelly, General Counsel

Bruce Morrison  
By: Bruce Morrison, Authorized Agent

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018856

MAR 05 2018

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$4,045.60  
Skagit Co Treasurer  
By mm

I certify that I know or have satisfactory evidence that Jerry Kelly and Bruce Morrison are the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the General Counsel and Church Moderator of First Baptist Church of Mt. Vernon, Wa., to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

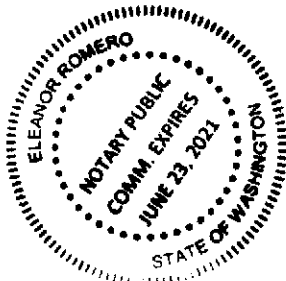
3-2-18

Eleanor Romero

Notary Public in and for the State of Washington

Residing at Mt. Vernon

My appointment expires: 6/23/2021



## EXHIBIT A

### PARCEL A:

Lot 3, Block 18, "GATES SECOND ADDITION TO MOUNT VERNON", according to the plat recorded in Volume 2 of Plats, Page 98, records of Skagit County, Washington, EXCEPT the West 75 feet thereof.

### PARCEL B:

The Westerly 57 feet of Lots 5 and 6, Block 18, "GATES SECOND ADDITION TO MOUNT VERNON", according to the plat recorded in Volume 2 of Plats, Page 98, records of Skagit County, Washington.

### PARCEL C:

Lots 7 and 8, Block 18, "GATES SECOND ADDITION TO MOUNT VERNON", according to the plat recorded in Volume 2 of Plats, Page 98, records of Skagit County, Washington.

**Exhibit "B"**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Mabel Sagen, formerly Mabel Turner  
Recorded: December 8, 1964  
Auditor's No. 659436  
Purpose: Easement for the purpose of maintaining and having a sewer line and an Easement Agreement concerning the upkeep, repair and maintenance thereof  
Area Affected: Undefined area

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Mabel Sagen, formerly Mabel Turner  
Recorded: December 8, 1964  
Auditor's No. 659437  
Purpose: Easement for the purpose of maintaining and having a sewer line and an Easement Agreement concerning the upkeep, repair and maintenance thereof  
Area Affected: Undefined area

**C. 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: Gates 2<sup>nd</sup> Addition to Mount Vernon  
Recorded: May 4, 1885  
Auditor's No.: Vol 2 of Plats, Page 98