

AFTER RECORDING MAIL TO:

The Valley Calvary Chapel
13743 Avon Allen Road
Mount Vernon, WA 98273-6908

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2012
Jun 09 2020
Amount Paid \$8654.70
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GNW 20-4675

STATUTORY WARRANTY DEED

File No: **4266-3414140 (kk)**

Date: **May 05, 2020**

Grantor(s): **Pacific Northwest Annual Conference of The United Methodist Church**

Grantee(s): **The Valley Calvary Chapel**

Abbreviated Legal: **Portions of the NW SW of Sec. 12, Twp. 34 N., R. 3 E., WM**

Additional Legal on page: **3**

Assessor's Tax Parcel No(s): **P21653 and P21656**

THE GRANTOR(S) Pacific Northwest Annual Conference of The United Methodist Church, who acquired title as Pacific Northwest Conference of the United Methodist Church, 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 The Valley Calvary Chapel, a Washington non-profit corporation, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

See the attached Exhibit "A" Legal Description

Subject To: 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.

APN: P21653

Statutory Warranty Deed
- continued

File No.: 4266-3414140 (kk)

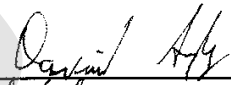
Pacific Northwest Annual Conference of The
United Methodist Church, a Washington non-profit
corporation

By: 
Name: Brant Henshaw
Title: Treasurer

STATE OF Washington)
)-ss
COUNTY OF King)

I certify that I know or have satisfactory evidence that **Brant Henshaw** is are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Treasurer of Pacific Northwest Annual Conference of The United Methodist Church** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: June 3rd, 2020


David Sydney
Notary Public in and for the State of Washington
Residing at: Redmond, WA
My appointment expires: April 16, 2023

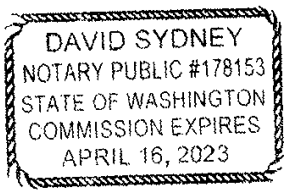


Exhibit "A"
Property Description

Beginning at a point 30 feet East of the Southwest corner of the Northwest quarter of the Southwest quarter of Section 12, Township 34 North, Range 3 East of W.M., thence East 208.7 feet, North 208.7 feet, thence West 208.7 feet to the right of way of County Road, thence South along said right of way of County Road 208.7 feet to the place of beginning.

TOGETHER WITH that portion of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision, thence North $0^{\circ}36'35''$ East along the West line thereof a distance of 208.70 feet; thence South $89^{\circ}44'54''$ East a distance of 30 feet to the East line of the Avon Allen County Road, said point being the Northwest corner of that certain surveyed tract as set forth in Survey recorded July 29, 1980 under Auditor's File No. 8007290008 in Volume 3 of Surveys, page 54, records of Skagit County, Washington, and the true point of beginning of this description; thence continuing South $89^{\circ}44'54''$ East along the North line of said surveyed tract a distance of 208.70 feet to the Northeast corner thereof, said point being also the Northwest corner of "PLAT OF AVON TRACTS" as per plat recorded in Volume 12 of Plats, page 50, records of Skagit County, Washington; thence North $0^{\circ}36'35''$ East parallel to the West line of said Southwest 1/4 a distance of 40 feet; thence North $89^{\circ}44'54''$ West parallel to the North line of said surveyed tract a distance of 208.70 feet to the East line of the Avon Allen Road; thence South $0^{\circ}36'35''$ West along the East line of said road a distance of 40 feet to the true point of beginning.

AND EXCEPT the following described tract:

That portion of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a concrete monument with brass disc at the Northeast corner of that certain surveyed tract as set forth in Survey recorded July 29, 1980 under Auditor's File No. 8007290008 in Volume 3 of Surveys, page 54, records of Skagit County, Washington, being the TRUE POINT OF BEGINNING of this description; said monument being also the Northwest corner of the "PLAT OF AVON TRACTS" as per plat recorded in Volume 12 of Plats, page 50, records of Skagit County, Washington; thence South $0^{\circ}36'35''$ West, parallel with the West line of said Southwest Quarter, said line being also the West line of Tract 1 of said "PLAT OF AVON TRACTS", a distance of 188.54 feet to a concrete monument at the Southwest corner of said Tract 1; thence continue South $0^{\circ}36'35''$ West, a

distance of 15.02 feet to an existing rod with plastic cap marked L.S. 9569 as shown at the Southeast corner of said tract of land shown on survey map in Volume 3 of Surveys at page 54; thence North $86^{\circ}50'10''$ West, along the South line of said Tract, a distance of 5.77 feet; thence North $2^{\circ}14'02''$ East a distance of 203.38 feet to the TRUE POINT OF BEGINNING.