

**When recorded return to:**  
Dahli Strayer  
17622 12th Ave SW  
Normandy Park, WA 98166

**CHICAGO TITLE**  
020042312

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620042312

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4146

Oct 09 2020

Amount Paid \$5605.00

Skagit County Treasurer  
By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) The First Free Methodist Church of Sedro Woolley, a Washington non-profit corporation, in trust for the use and benefit of the Free Methodist Church of North America, Inc for and in consideration of "Ten And No/100 Dollars (\$10.00) , and other valuable consideration as part of an IRS 1031 Tax Deferred Exchange"

in hand paid, conveys, and warrants to Bow Church, LLC, A Washington Limited Liability Company

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): B, Brown's Add. to Bow, tgw, Ptn. SW SW, 35-36-3E, W.M.

Tax Parcel Number(s): P71284 / 4075-003-000-0006, P48727 / 360335-3-006-0606

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 6, 2020

The First Free Methodist Church of Sedro Woolley, a Washington non-profit corporation, in trust for the use and benefit of the Free Methodist Church of North America, Inc

BY: Steve Fish  
Steve Fish

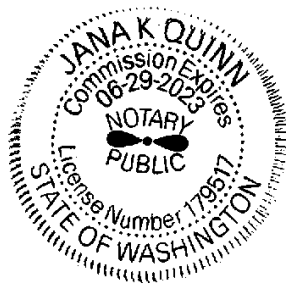
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Steve Fish

(is)are the person(s) who appeared before me, and said person acknowledged that (he)she/they signed this instrument, on oath stated that (he)she/they was authorized to execute the instrument and acknowledged it as the Lead Pastor of The First Free Methodist Church of Sedro Woolley to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 07, 2020

Janak Quinn  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P71284 / 4075-003-000-0006 and P48727 / 360335-3-006-0606**

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**Parcel A:**

Tract "B", "Brown's Addition to Bow", according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington in Volume 3 of Plats, Page 83, along with one half of the vacated river drive road adjacent to the above described property.

Situated in Skagit County, Washington.

**Parcel C:**

A tract of land in the Southwest Quarter (Southwest 1/4) of the Southwest Quarter (Southwest 1/4) of Section 35, Township 36 North, Range 3 East, "Willamette Meridian", being more particularly described as follows:

Commencing at the Southwest corner of Section 35, Township 36 North, Range 3 East, "Willamette Meridian"; thence North 0° 13' 26" West, 209.11 feet to a point on the centerline of the bow hill road; thence North 24° 28' 40" East along said centerline 921 feet to the P.C. of a 18° curve to the right; thence northeasterly along said curve 309.38 feet to the P.T. of said curve; thence North 80° 10' 00" East, 311.33 feet; thence North 9° 50' 00" West, 30.00 feet to the North right-of-way line of the Bow Hill Road, said point being the point of beginning of this description; thence North 33° 33' 50" West, 157.85 feet to a point on the South line of vacated Minnie street as shown on the plat of Bow, Washington; thence following the South line of said street North 53° 54' 40" West, 20.96 feet to the Southeast corner of Lot "B" as shown on the plat of Brown's Addition to Bow; thence South 80° 25' 20" West along the South line of said Lot "B", 139.66 feet to the Southwest corner of said Lot "B"; thence South 45° 19' 23" East, 196.92 feet to a point on the North right-of-way line of the Bow Hill Road; thence North 80° 10' 00" East, 103.56 feet to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
**Exceptions**

1. Public or private easements, if any, over vacated portion of said premises.
2. Restrictions contained in Deed including the terms, covenants and provisions thereof  
Recording Date: May 31, 1945  
Recording No.: 380707
3. Order Vacating County Road including the terms, covenants and provisions thereof  
Recording Date: December 19, 1978  
Recording No.: 893336
4. Order of Variance No. 125 including the terms, covenants and provisions thereof  
Recording Date: March 1, 1982  
Recording No.: 8203010028
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Liability, if any, for personal property taxes pursuant to RCW 84.56.070 wherein no sale can be made without prepayment of said tax, including advance tax for the following calendar year. The personal property advance tax request has been provided along with this commitment. The form is also available at: <http://assessor.snoco.org>  
  
PLEASE NOTE: The Snohomish County Treasurer will not process any conveyance document on any property where they determine personal property taxes are due or advance taxes required, without the payment of those taxes. This process must be completed before the proposed deed or any quit claim deed is presented for recordation.
7. Assessments, if any, levied by Blanchard Edison Water District.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_

between \_\_\_\_\_ ("Buyer")

Buyer \_\_\_\_\_ Buyer

and **First Free Methodist Church of** \_\_\_\_\_ ("Seller")

Seller \_\_\_\_\_ Seller

concerning **5879 Bow St** **Bow** **WA 98232** (the "Property")

Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

DocuSigned by:  
*Dalili Strayer*  
BUYER  
8/25/2020  
Date

Authentisign  
*Steve Frank*  
SELLER  
04/07/2020  
Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date