

When recorded return to:

The State Board for Community and Technical College, Skagit Valley College, acting through the Department of Enterprise Services
1500 Jefferson Street Southeast 2nd Floor
Olympia, WA 98501

GNW 22-16883

STATUTORY WARRANTY DEED

THE GRANTOR(S) Catholic Community Services of Western Washington, a Washington non-profit corporation, 1133 Railroad Avenue STE 100, Bellingham, WA 98225,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to The State Board for Community and Technical College, Skagit Valley College, acting through the Department of Enterprise Services Inc., a Corporation

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: Property 1:
PTN NE1/4 NE1/4 18-34N-4E, W.M.

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): P26239

Dated: 10/13/2022

~~Catholic Community Services of Western Washington~~

By: [Signature]
Michael Reichert, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224273

Oct 19 2022

Amount Paid \$6165.00

Skagit County Treasurer

By Lena Thompson Deputy

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STATE OF WASHINGTON
COUNTY OF SKAGIT King

This record was acknowledged before me on 13th day of ~~September~~ ^{October}, 2022 by Michael Reichert, President of Catholic Community Services of Western Washington.

Mary C. Brown
Signature

Notary
Title

My commission expires:
12/10/2022



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 320 Pacific Place, Mount Vernon, WA 98273
Tax Parcel Number(s): P26239

Property Description:

The West 238 feet of that portion of the South 8 rods of the East Half of the North Half of the South Half of the Northeast Quarter of the Northeast Quarter, Section 18, Township 34 North, Range 4 East, W.M., said portion lying East of the East margin of "Market Street," as described in instrument recorded July 29, 1958, under Auditor's File No. 568431, records of Skagit County, Washington.

EXCEPT the North 10 feet of the East 163.61 feet thereof.

Situate in Skagit County, Washington.

EXHIBIT B

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10. "Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records."
11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Piazza Construction Inc. Short Plat recorded February 26, 1979 as Auditor's File No. 7902260005.
12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Piazza Construction Inc. Short Plat recorded August 14, 1979 as Auditor's File No. 7908140002.
13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Piazza Construction, Inc., Short Plat recorded July 7, 1980 as Auditor's File No. 8007070055.
14. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Binding Site Plan MV-4-01 recorded October 9, 2001 as Auditor's File No. 200110090093.
15. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey for Boundary Line Adjustment recorded June 15, 2004 as Auditor's File No. 200406150154.
16. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey for Skagit County recorded October 31, 2013 as Auditor's File No. 201310310053.
17. Easement, affecting a portion of subject property for the purpose of telephone lines including terms and provisions thereof granted to the Pacific Telephone and Telegraph Company recorded May 18, 1927 as Auditor's File No. 203794
18. Reservations, provisions and/or exceptions contained in instrument executed by Beatrice L. Johnson and A. Elliott Johnson and Keith S. Johnson, sole heirs of Arthur E. Johnson, deceased, Goldie L. Taylor, W. Ben Taylor Jr., Mae Kjoson, Mina House, and Walter Van Taylor, sole heirs of W. Ben Taylor, deceased, recorded July 29, 1958 as Auditor's File No. 568431.
19. Reservations, provisions and/or exceptions contained in instrument executed by A. Elliott Johnson, as Trustee of the Eileen W. Johnson Testamentary Trust, as to an undivided 2/3rds interest and A. Elliott Johnson, as Trustee of the A. Elliott Johnson Childrens Trust of December 1992, dated December 15, 1992, as to an

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undivided 1/3rd interest, recorded April 19, 2004 as Auditor's File No. 200404190005.

20. Agreement, affecting subject property, regarding water line and the terms and provisions thereof between Piazza Construction Inc., and Skagit Public Utility District No. 1 of Skagit County, recorded December 16, 1982 as Auditor's File No. 8212160017.

21. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded April 8, 1997 under Auditor's File No. 9704080116.

22. Terms and conditions of Letter Regarding Utility Easements, recorded February 17, 1983 as Auditor's File No. 8302170052