AFTER RECORDING MAIL TO: Robert Howarth 750 West Point Court Burlington, WA 98233 200012200028 , Skagit County Auditor 12/20/2000 Page 1 of 4 11:41:21AM

Filed for Record at Request of Wells Fargo Escrow Company Escrow Number: 04-00160-00

Statutory Warranty Deed_{FIRST AMERICAN TITLE CO.}

Grantor(s): Westside Meadows Limited Liability Company

63596-1

Grantee(s): Robert H. Howarth

Abbreviated Legal:

Unit 25, "WESTPOINT CONDO"
Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4751-000-025-0000 R116733

THE GRANTOR Westside Meadows Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert H. Howarth, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Unit 25, "PLAT OF WESTPOINT CONDOMINIUM", as recorded April 20, 2000 under Skagit County Auditor's File No. 200004200062, and as amended by instrument recorded September 7, 2000 under Skagit County Auditor's File No. 200009070034.

SUBJECT TO EXHIBIT "A" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF

Dated /	2-19-00				
Westside Me	adows Limited Liability	C ompany		Section .	, ; ¢ *
	SHA!	3	8683 / (== 30	- Court	3.11,
<u> </u>	July 8	KAGIT COUNTY	NASHINGTON E		Chilles Chi
By: Dan R. I	Mitzel, Managing Memb	er Real Estate F	yrira Tay		
		DEC 2	2000	7	S. I
		DLO "	1 100 30	5	
		Amount (Skagit Co. T	Paid \$1,198.30 Preasurer		
		By Skagn Co. 1	Deputy		
STATE OF	Washington		}		
County of	Skagit		} SS:		
, , , , , , , , , , , , , , , , , , ,			,		
I certify that I know or have satisfactory evidence that Dan Mitzel					
			-		
	e person(s) who appeare		• • • • • • • • • • • • • • • • • • • •	_	he/she/they
	nstrument on oath and s		he/she/they	_ is/are	authorized
	ne instrument and ackno		Managing Member		
	side Meadows Limited			1	
	nd voluntary act of such	party for the uses	and purposes mentione	ed in this ii	istrument.
Dated:	0-17-00	<u>. </u>	b/1-		
			rie Simmons		
		Nota	ary Public in and for the	State of '	Washington
			ding at Mount Vernor		

Page 1 of 2

My appointment expires: March 15,2002

LPB-10

EXHIBIT "A"

Commitment No. 00063596

Schedule "B-1" Exceptions

AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF: Α.

Between:

And:

Recorded:

Auditor's No: Regarding:

City of Burlington, a municipal corporation

Kingsgate Development Corporation

December 19, 1978 893351

Sewer facilities

TERMS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENTS, COVENANTS B. AND ROAD MAINTENANCE AGREEMENT:

Dated:

Recorded:

Auditor's No.:

Executed By:

March 10, 1983

March 10, 1983

8303100034

P.M.P. Development Corporation, a Washington corporation; and Milton C. Pauli, as his separate property and Lowell B. Pauli, as his separate

property

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:

Recorded:

Auditor's No:

Purpose:

Area Affected:

Seattle & Northern Railway Company

May 4, 1981

2350

Right to cut down dangerous trees

Portion within 200 feet of railroad right of way

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded:

Auditor's No:

October 4, 1938

306366

Purpose:

Ditch right of way

COVENANTS AND RESTRICTIONS CONTAINED IN AGREEMENT FOR REZONE: E.

Recorded:

Auditor's No.:

April 5, 1984

Affects:

8404050068

Subject property and other property

, Skagit County Auditor

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Commitment No. 00063596

F. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee:

Dated:

Recorded:

Auditor's No:

Purpose:

Puget Sound Power & Light Company

November 22, 1999

December 3, 1999

199912030123

Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a

danger to said lines

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name:

Recorded:

Auditor's No:

Westpoint, A Condominium

April 20, 2000

200004200062

(Copy Attached)

Said Plat/Subdivision was amended and/or revised by instrument recorded under Auditor's File No. 200009070034.

- H. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, (R.C.W. 64.32) as now amended or as may hereafter be amended.
- I. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989, (R.C.W. 64.34) and as may be hereafter amended.
- J. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration:

Recorded:

Auditor's File No:

April 20, 2000

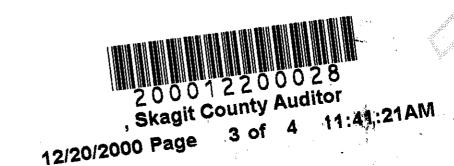
200004200063

(Copy Attached)

Including the right of the declarant to withdraw portions of the common elements and/or to encumber any portion of said common elements.

Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Westpoint Condominium, or any amendment thereto or under the bylaws adopted pursuant to said Declaration.

(continued on next page)



Commitment No. 00063596

Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Skyline No. 24, a Condominium, or any amendment thereto or under the bylaws adopted pursuant to said declaration to the extent provided for by R.C.W. 64.34.

Said instrument was modified by instrument recorded September 7, 2000 under Auditor's File No. 200009070035 and instrument recorded October 6, 2000 under Auditor's File No. 200010060069.

