

AFTER RECORDING MAIL TO:  
Norman Mills, Sr.  
745 West Point Place  
Burlington, WA 98233



200101300067  
Skagit County Auditor

1/30/2001 Page 1 of 4 11:25:03AM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00173-00

### Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Westside Meadows Limited Liability Company  
Grantee(s): Norman G. Mills, Sr. and Betty J. Mills  
Abbreviated Legal:  
Unit 33, "Westpoint Condo"  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4751-000-033-0000 R116741

63783-1

THE GRANTOR Westside Meadows Limited Liability Company, a Washington Corporation for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Norman G. Mills, Sr. and Betty J. Mills, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Unit 33, "Plat of Westpoint Condominium", as recorded April 20, 2000 under Skagit County Auditor's File No. 200004200062 and amended September 7, 2000 under Auditor's File No. 200009070034.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated January 17, 2001

Westside Meadows Limited Liability Company

By: Dan R. Mitzel, Managing Member

# 39202

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

JAN 30 2001

Amount Paid \$ 2198.30  
Skagit Co. Treasurer  
By Deputy

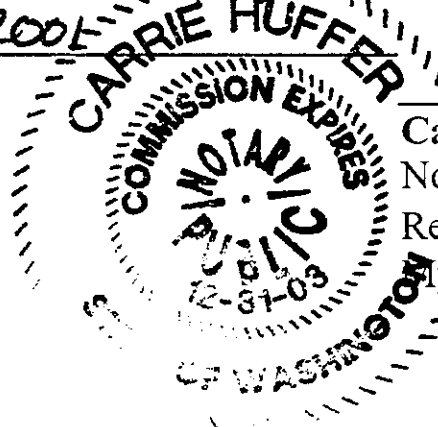
STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Dan Mitzel

is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument on oath and stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the Managing Member of Westside Meadows Limited Liability Company

as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 1-24-2001



Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2003

### Schedule "B-1" Exceptions

A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Burlington, a municipal corporation  
And: Kingsgate Development Corporation  
Recorded: December 19, 1978  
Auditor's No: 893351  
Regarding: Sewer facilities

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

Dated: March 10, 1983  
Recorded: March 10, 1983  
Auditor's No.: 8303100034  
Executed By: 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: Seattle & Northern Railway Company  
Recorded: May 4, 1981  
Auditor's No: 2350  
Purpose: Right to cut down dangerous trees  
Area Affected: Portion within 200 feet of railroad right of way

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: October 4, 1938  
Auditor's No: 306366  
Purpose: Ditch right of way

E. COVENANTS AND RESTRICTIONS CONTAINED IN AGREEMENT FOR REZONE:

Recorded: April 5, 1984  
Auditor's No.: 8404050068  
Affects: Subject property and other property



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F. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: November 22, 1999  
Recorded: December 3, 1999  
Auditor's No: 199912030123  
Purpose: 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: Westpoint, A Condominium  
Recorded: April 20, 2000  
Auditor's No: 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: April 20, 2000  
Auditor's File No: 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.



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**Exceptions continued**

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.



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, Skagit County Auditor