


AFTER RECORDING MAIL TO:

Leslie Menard
729 Westpoint Drive
Burlington, WA 98233


200105220113
Skagit County Auditor
5/22/2001 Page 1 of 4 3:31:29PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00197-01

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Westside Meadows Limited Liability Company
Grantee(s): Leslie E. Menard
Abbreviated Legal:
Unit 14 "Westpoint Condominium"
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4751-000-014-0000 R116722

64054-1

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 Leslie E. Menard, a Married Woman as her Separate Property the following described real estate, situated in the County of Skagit, State of Washington

Unit 14, "PLAT OF WESTPOINT CONDOMINIUM", as recorded April 20, 2000 under Skagit County Auditor's File No. 200004200062, as amended September 7, 2000 under Auditor's File No. 200009070034.

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

Dated May 21, 2001

Westside Meadows Limited Liability Company

By: Dan R. Mitzel, Managing Member

40984
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 22 2001

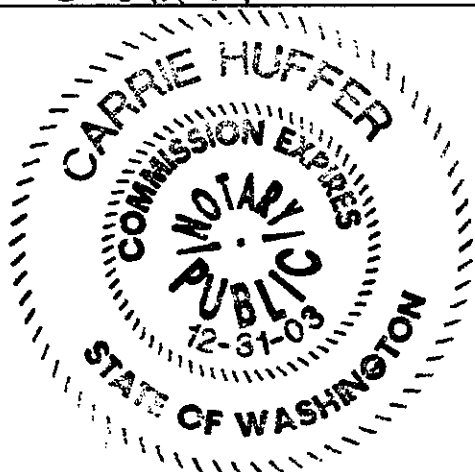
Amount Paid \$ 2208.54
Skagit County Treasurer
By: man Deputy

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: 5-22-01



Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2003

Commitment No. 00064054

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, 1891
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



200105220113

, Skagit County Auditor

Exceptions continued

Commitment No. 00064054

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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200105220113
, Skagit County Auditor
5/22/2001 Page 3 of 4 3:31:29PM

Exceptions continued

Commitment No. 00064054

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.



200105220113
Skagit County Auditor
5/22/2001 Page 4 of 4 3:31:29PM