

AFTER RECORDING MAIL TO:

Brenda Cowart
742 Westpoint Place
Burlington, WA 98233



200108020097
Skagit County Auditor
8/2/2001 Page 1 of 3 11:31:34AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00351-01

Statutory Warranty Deed

Grantor(s): Westside Meadows Limited Liability Company

Grantee(s): Brenda R. Cowart

Abbreviated Legal:

Unit 20, "Westpoint Condo"

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4751-000-020-0000 R116728

FIRST AMERICAN TITLE CO.

65730-1

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 Brenda R. Cowart, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Unit 20, "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 July 25, 2001

Westside Meadows Limited Liability Company

By: Dan R. Mitzel, Managing Member

#42231
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 02 2001

Amount Paid \$ 2263.72
By: Skagit County Treasurer
Deputy

STATE OF Washington
County of Skagit

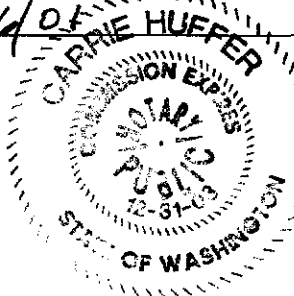
}
} SS:

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

is the person(s) who appeared before me and said person(s) acknowledged that he signed this instrument on oath and stated that he 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: 7/26/01



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, 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

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,



200108020097

, Skagit County Auditor

8/2/2001 Page 2 of 3 11:31:34AM

Commitment No. 00065730

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.

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

8/2/2001 Page 3 of 3 11:31:34AM