

When recorded return to:  
Rigoberto Tejada  
725 West Point Drive #12  
Burlington, WA 98233



201212210130

Skagit County Auditor

12/21/2012 Page 1 of 3 3:28PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620016353

CHICAGO TITLE  
620016353

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerrywin C. Casipi and Jacqueline R. Casipi, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Rigoberto Tejada, an unmarried person

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

Unit 12, WESTPOINT, A CONDOMINIUM, according to Amended Declaration thereof recorded  
February 26, 2002, under Auditor's File No. 200202260116 And Amended Survey Map and Plans  
thereof recorded under Auditor's File No. 200009070034, records of Skagit County Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P116720, 4751-000-012-0000

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Company Order 620016353; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: December 18, 2012

Jerrywin C. Casipi

Jacqueline R. Casipi

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20124143

DEC 21 2012

Amount Paid \$1646.00

Skagit Co. Treasurer

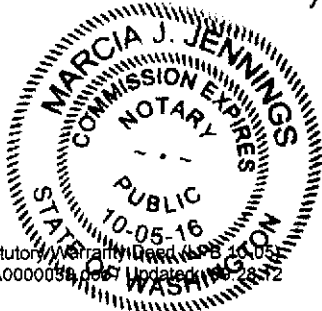
By MB

Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Jerrywin C. Casipi and Jacqueline R. Casipi  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: December 20, 2012



Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2016

**SCHEDULE "B"**  
**Special Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: May 4, 1891  
Auditor's No.: 2350, records of Skagit County, Washington  
In favor of: Seattle & Northern Railway Company  
For: Cutting down all trees dangerous to the operation of said road  
Affects: The land adjacent to said railroad line for a distance of 200 feet on each side
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: March 10, 1983  
Auditor's No.: 8303100034, records of Skagit County, Washington  
Benefits: Tracts 1-B, 2, 3 and 4 survey recorded February 25, 1983, under Auditor's File No. 8302250027, in Volume 4 of Surveys, page 85, records of Skagit County, Washington  
For: Ingress, egress, road right-of-way and utilities  
Affects: Said premises and other property

NOTE: We note that a note on said Survey Map of said WestPoint Condominium purports to relinquish that portion of easement lying within said subdivision;

Recorded: April 20, 2000  
Auditor's No.: 200004200062, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: December 3, 1999  
Auditor's No.: 199912030125, records of Skagit County, Washington  
In favor of: Puget Sound Energy  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
4. Easement, including the terms and conditions thereof, conveyed by instrument;  
Recorded: March 29, 2000  
Auditor's No.: 200003290038, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For: Waterlines and appurtenances  
Affects: Said premises and other property
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on WESTPOINT CONDOMINIUM:

Recording No: 200004200062

6. Agreement, including the terms and conditions thereof, entered into;  
By: The City of Burlington, a municipal corporation of the State of Washington  
  
And Between: Kingsgate Development Corporation  
Recorded: December 19, 1978  
Auditor's No.: 893351, records of Skagit County, Washington  
Providing: Sewer facilities
7. Agreement, including the terms and conditions thereof, entered into;  
By and between: PMP Development Corporation, Milton C. Pauli and Lowell B. Pauli  
Recorded: March 10, 1983  
Auditor's No.: 8303100034, records of Skagit County, Washington  
Providing: Road maintenance  
Affects: Said premises and other property



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**SCHEDULE "B"**  
**Special Exceptions**

8. Agreement, including the terms and conditions thereof, entered into;  
By: Allegre-Mitzel Partnership  
And Between: Westside Meadows Limited Liability Company  
Recorded: May 31, 2000  
Auditor's No.: 200005310037, records of Skagit County, Washington  
Providing: Successor Declarant & Indemnity
9. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: April 20, 2000  
Auditor's No.: 200004200063, records of Skagit County, Washington  
  
And in Amendments thereto  
Recorded: September 7, 2000, October 6, 2000 and February 26, 2002  
Auditor's No.: 200009070035, 200010060069 and 200202260116, records of Skagit County, Washington
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: April 20, 2000  
Auditor's No.: 200004200063, records of Skagit County, Washington  
Imposed By: Allegre-Mitzel Partnership
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: March 10, 1983  
Auditor's No.: 8303100034, records of Skagit County, Washington  
Imposed By: PMP Development Corporation, Milton C. Pauli and Lowell B. Pauli  
Affects: Said premises and other property
12. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: October 4, 1938  
Auditor's No(s): 306366, records of Skagit County, Washington  
For: Ditch right of way
13. Covenants and restrictions contained in agreement for rezone;  
Recorded: April 5, 1984  
Auditor's No.: 8404050068, records of Skagit County, Washington  
Affects: Subject property and other property
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by City of Burlington.
16. Assessments, if any, levied by Westpoint Condominium Association.

**SKAGIT COUNTY RIGHT TO FARM ORDINANCE**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

