

When recorded return to:
Charlie Gene Lenord
748 West Point Court
Burlington, WA 98233



201406260068

Skagit County Auditor \$76.00
6/26/2014 Page 1 of 5 2:36PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620021402

CHICAGO TITLE
620021402

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lucia V. Gonzalez, An unmarried person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Charlie Gene Lenord, an unmarried person

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

Unit 24, WESTPOINT, A CONDOMINIUM, according to the Third 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): P116732, 4751-000-024-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 26, 2014

Lucia V. Gonzalez

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142231
JUN 26 2014

Amount Paid \$ 2586.00
Skagit Co. Treasurer
By MG Deputy

STATUTORY WARRANTY DEED


(continued)

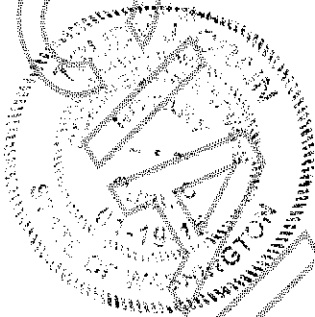
State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that

Lucia J. Gonzalez
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: 6-26-14


Name: Tracy J. Cox
Notary Public in and for the State of Washington
Residing at: Bellevue
My appointment expires: 1-16-15



201406260068

EXHIBIT "A"
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 thereof

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: 20004200062

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



EXHIBIT "A"

Exceptions (continued)

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



201406260068

EXHIBIT "A"

Exceptions
(continued)

are consistent with commonly accepted good management practices and comply with local, State and Federal laws



201406260068