



201408010060

Skagit County Auditor

\$74.00

8/1/2014 Page

1 of

3 11:22AM

When recorded return to:

Tony Allen Evans and Christine Evans
723 West Point Drive, Unit 11
Burlington, WA 98233

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021775

CHICAGO TITLE
620021775

STATUTORY WARRANTY DEED

THE GRANTOR(S) Westside Meadows Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Tony Allen Evans and Christine Evans, husband and wife

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

Unit 11, WESTPOINT, A CONDOMINIUM according to Declaration thereof recorded April 20,
2000 under Auditor's File No. 20000420063 and any amendments thereto; and Amended Survey
Map and Plans thereof recorded under Auditor's File No. 200009070034, records of Skagit County
Washington.

Situating in Skagit County, Washington.

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

Tax Parcel Number(s): P116719 / 4751-000-011-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021775, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 29, 2014

Westside Meadows Limited Liability Company

BY:

Dan R. Mitzel, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 2778

AUG 01 2014

Amount Paid \$ 2675.00

Skagit Co. Treasurer

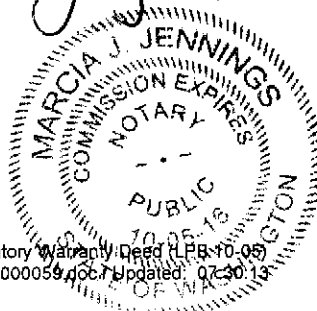
By mem DeputyState of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Dan R. Mitzel

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Managing Member of Westside Meadows Limited Liability Company to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

July 30, 2014

Marcia J. Jennings
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 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: 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
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



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EXHIBIT "A"

Exceptions (continued)

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.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

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.



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