

**TICOR TITLE**

① 70004859

When recorded return to:  
Barbara Tamon Canivan  
709 Westpoint Drive  
Burlington, WA 98233



201409090065

Skagit County Auditor

\$77.00

9/9/2014 Page

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6 1:36PM

**CHICAGO TITLE**

① 20020055

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) **Tammy Lynn Colglazier, an unmarried woman** for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to

Barbara T. Canivan, a single woman

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

Unit 4, Westpoint, a condominium, according to Amended Declaration thereof recorded February 26, 2002, under Auditor's File No. 200202260116, and any further amendments thereof, and amended Surbey Map and Plans thereof recorded under Auditor's File No. 200009070034, records of Skagit County, Washington.  
Situatue in Skagit County, Washington.

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

Tax Parcel Number(s): P116712

Subject to Conditions, covenants, restrictions, reservations and easements of record attached hereto as Exhibit "A" and by this reference made a part hereof.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the dat of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$186,000.00 until 90 days from teh date of this deed. These restrictions shall run with the land are not personal to the Grantee

\_\_\_\_\_  
Barbara T. Canivan, Grantee

Dated: August 27, 2014

*Tammy Lynn Colglazier*  
\_\_\_\_\_  
Tammy Lynn Colglazier, Grantor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20143328

SEP 09 2014

Amount Paid \$ 2764.00

Skagit Co. Treasurer

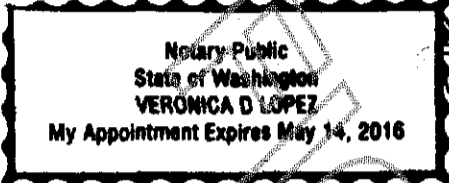
By *MG* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Barbara Tarmon Canivan is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/20/14



*[Signature]*  
Name: Veronica D Lopez  
Notary Public in and for the State of Washington  
Residing at Skagit County, Washington WA  
My appointment expires: 5/14/16

State of \_\_\_\_\_  
County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Tammy Lynn Colglazier is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



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When recorded return to:  
Barbara Tamon Canivan  
709 Westpoint Drive  
Burlington, WA 98233

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Tammy Lynn Colglazier, an unmarried woman** for and in consideration of Ten And No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys, and warrants to

Barbara T. Canivan, a single woman

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

Unit 4, Westpoint, a condominium, according to Amended Declaration thereof recorded February 26, 2002, under Auditor's File No. 200202260116, and any further amendments thereof, and amended Survey Map and Plans thereof recorded under Auditor's File No. 200009070034, records of Skagit County, Washington.  
Situate in Skagit County, Washington.

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

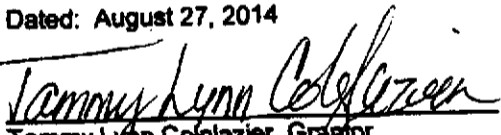
Tax Parcel Number(s): P116712

Subject to Conditions, covenants, restrictions, reservations and easements of record attached hereto as Exhibit "A" and by this reference made a part hereof.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$186,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

  
Barbara T. Canivan, Grantee

Dated: August 27, 2014

  
Tammy Lynn Colglazier, Grantor



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STATUTORY WARRANTY DEED  
(continued)

State of WA

County of Snohomish

I certify that I know or have satisfactory evidence that Barbara Tarmon Canivan is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/19/14



Andrea Hammond  
Name: Andrea Hammond  
Notary Public in and for the State of WA  
Residing at: Remer WA  
My appointment expires: 8/19/17

State of \_\_\_\_\_

County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Tammy Lynn Colglazier is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



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**EXHIBIT "A"  
EXCEPTIONS**

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

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

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: December 3, 1999  
Auditor's No.: 199912030126, 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

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

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:

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

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

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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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

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

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

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

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

Agreement including the terms, covenants and provisions thereof

Executed by: City of Burlington, et al  
Recording Date: December 9, 2002  
Recording No.: 200212090213

City, county or local improvement district assessments, if any.

Assessments, if any, levied by City of Burlington.

Assessments, dues and charges, if any, levied by Westpoint Condominium Association.



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Skagit County Auditor

\$77.00

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