

When recorded return to:

Joann Benckendorf
713 West Point Dr
Burlington WA 98233



201504300135

Skagit County Auditor

\$74.00

4/30/2015 Page

1 of

3 2:13PM

Recorded at the request of:
Guardian Northwest Title
File Number: 108927

Statutory Warranty Deed

108927-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Dan R. Mitzel and Patricia Burkland, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joann Benckendorf the following described real estate, situated in the County of Skagit, State of Washington

* a single woman

Abbreviated Legal:

Unit 6, Westpoint Condo.

Tax Parcel Number(s): P116714, 4751-000-006-0000

Unit 6, "PLAT OF WESTPOINT CONDOMINIUM", as recorded April 20, 2000, under Skagit County Auditor's File No. 200004200062, and amended to September 7, 2000, under Auditor's File No. 200009070034.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 3-20-15

Dan R. Mitzel

Patricia Burkland

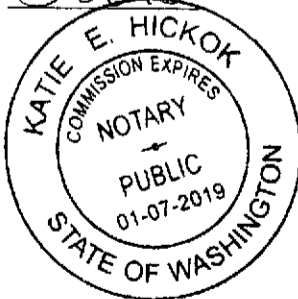
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151471
APR 30 2015

STATE OF Washington)
COUNTY OF Skagit) SS:

Amount Paid \$ 2,728.40
Skagit Co. Treasurer
By mm Deputy

I certify that I know or have satisfactory evidence that Dan R. Mitzel and Patricia Burkland, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-20-15



Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at W Vernon
My appointment expires: 1/07/2019

Exhibit A

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

As of May 2, 2002, certain units of the condominium appear to have heights exceeding 16 feet. An unrecorded document from the Burlington City Council dated April 25, 2002 approved the excess height for units 9 and 11. The excess heights for the remaining units were denied. This information is subject to change without further notice.

Affects Units 2, 3, 4, 5, 6, 8, 9, 10 and 11.

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: November 22, 1999
Recorded: December 3, 1999
Auditor's No: 199912030123
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."

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

Said Plat/Subdivision was amended and/or revised by instrument recorded September 7, 2000 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 No: 200004200063

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.

Said instrument was modified by instruments recorded under Auditor's File Nos. 200009070035, 200010060069, and 200202260116.