



201707110041

Skagit County Auditor

\$75.00

7/11/2017 Page

1 of

3 1:42PM

When recorded return to:
Jacy Ann McIntosh Oneal
758 Westpoint Court Unit 29
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 113745

Statutory Warranty Deed

113745

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Ryan Kirkpatrick, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jacy Ann McIntosh-Oneal, an unmarried ~~person~~ ^{woman} the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 29, Westpoint Condominium

Tax Parcel Number(s): P116737, 4751-000-029-0000

Unit 29, "PLAT OF WESTPOINT CONDOMINIUM", as recorded April 20, 2000, under Skagit County Auditor's File No. 200004200062, and amended 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 7/7/2017

Ryan E. Kirkpatrick

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173157
JUL 11 2017

Amount Paid \$ 3983.30
Skagit Co. Treasurer
By MM Deputy

STATE OF ~~Washington~~ Oklahoma }
COUNTY OF ~~Skagit~~ Cleveland } SS:

I certify that I know or have satisfactory evidence that Ryan E. Kirkpatrick, 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: 7/7/17

Printed Name: ~~Katie Hickett~~ EILEEN HERNANDEZ
Notary Public in and for the State of ~~Washington~~ Oklahoma
Residing at 2119 Riverwalk Drive Moore, OK 73160
My appointment expires: ~~10/2/2019~~ 02/17/2019



Exhibit A
SCHEDULE "B-1"

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.