



201912230134

12/23/2019 03:48 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

When recorded return to:

Robert Rilie Turner-Delurme and Kaitlyn Michelle
Scott
11264 Peacock Ln
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040792

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20195547
DEC 23 2019

Amount Paid \$ 5256.00
Skagit Co. Treasurer
By *HB* Deputy

CHICAGO TITLE
620040792

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jacy Ann McIntosh-O'Neal also appearing of record as Jacyann McIntosh-Oneal, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert Rilie Turner-Delurme and Kaitlyn Michelle Scott, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:
UNIT 29, WESTPOINT CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED APRIL 20, 2000, UNDER AUDITOR'S FILE NO. 200004200063, AND SURVEY MAP AND PLANS RECORDED IN RECORDING NO. 200004200062, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

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

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 19, 2019


Jacy Ann McIntosh-O'Neal

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jacy Ann McIntosh-O'Neal 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: December 20, 2019


Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2020

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 03-01-2020

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, disclosed by instrument(s);
Recorded: October 4, 1938
Auditor's No(s): 306366, records of Skagit County, Washington
For: Ditch right of way

3. 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

4. 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

5. 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

6. Covenants and restrictions contained in agreement for rezone;

EXHIBIT "A"Exceptions
(continued)

Recorded: April 5, 1984
 Auditor's No.: 8404050068, records of Skagit County, Washington
 Affects: Subject property and other property

7. 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
8. 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
9. 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

 Amendment To Westpoint, a Condominium recorded September 7, 2000 under Recording No. 200009070034.
10. 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

EXHIBIT "A"Exceptions
(continued)

Recorded: September 7, 2000
Auditor's No.: 200009070035, records of Skagit County, Washington

Recorded: October 6, 2000
Auditor's No.: 200010060069, records of Skagit County, Washington

Recorded: February 26, 2002
Auditor's No.: 200202260116, records of Skagit County, Washington

11. 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

12. 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

13. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"
Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

15. Assessments, if any, levied by City of Burlington.
16. City, county or local improvement district assessments, if any.