

**When recorded return to:**

Christopher J Johnson and Coleen E Johnson  
747 Westpoint Court  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1591

May 06 2020

Amount Paid \$4757.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**

620042285

Escrow No.: 245423144

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Alyssia Brock, as her separate estate, and as surviving spouse of Christopher Brock, deceased

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 Christopher J Johnson and Coleen E Johnson, a married couple

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

Unit 23, WESTPOINT, A CONDOMINIUM, according to the Declaration thereof recorded April 20, 2000, under Auditor's File No. 200004200063, and any amendments thereto and Amended Survey Map and Plans thereof recorded under Auditor's File No. 200009070034, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P116731/4751-000-023-0000

**STATUTORY WARRANTY DEED**  
(continued)

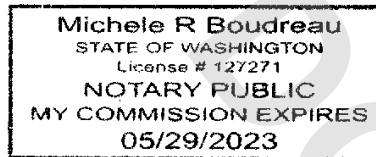
Dated: April 30, 2020

Alyssia Brock  
Alyssia Brock

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Alyssia Brock 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: May 1, 2020  
Michele R Boudreau  
Name: michele R Boudreau  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: May 29, 2023



## SPECIAL EXCEPTIONS

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

Recording Date: May 4, 1891

Recording No.: 2350

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;

Recording Date: March 10, 1983

Recording No.: 8303100034

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;

Recording Date: April 20, 2000

Recording No.: 200004200062

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

Recording Date: December 3, 1999

Recording No.: 199912030125

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;

Recording Date: March 29, 2000

Recording No.: 200003290038

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:

Recording No.: 20004200062

Agreement, including the terms and conditions thereof;

Between: The City of Burlington, a municipal corporation of the State of Washington and Kingsgate Development Corporation  
Recording Date: December 19, 1978  
Recording No.: 893351  
Providing: Sewer facilities

Agreement, including the terms and conditions thereof;

Between: PMP Development Corporation, Milton C. Pauli and Lowell B. Pauli  
Recording Date: March 10, 1983  
Recording No.: 8303100034  
Providing: Road maintenance  
Affects: Said premises and other property

Agreement, including the terms and conditions thereof;

Between: Allegre-Mitzel Partnership and Westside Meadows Limited Liability Company  
Recording Date: May 31, 2000  
Recording No.: 200005310037  
Providing: Successor Declarant & Indemnity

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;

Recording Date: April 20, 2000  
Recording No.: 200004200063

And Amendments thereto:

Recording No.: 200009070035  
Recording No.: 200010060069  
Recording No.: 200202260116

Liens and charges as set forth in the above mentioned declaration,

Payable to: Allegre-Mitzel Partnership

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 10, 1983  
Recording No.: 8303100034

Pg 4

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: October 4, 1938  
Recording No.: 306366  
For: Ditch right of way

Covenants and restrictions contained in agreement for rezone;

Recording Date: April 5, 1984  
Recording No.: 8404050068  
Affects: Subject property and other property

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):