

**When recorded return to:**

Andrew Barker  
748 Westpoint Court  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2321

Jun 26 2020

Amount Paid \$4709.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620042737

**CHICAGO TITLE**  
**620042737**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Charlie Gene McCarthy, who acquired title as Charlie Gene Lenord, 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 Andrew Barker, an unmarried person and Lauren Suddoth, an unmarried person

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

UNIT 24, WESTPOINT, A CONDOMINIUM, ACCORDING TO THE THIRD AMENDED DECLARATION THEREOF RECORDED FEBRUARY 26, 2002, UNDER AUDITOR'S FILE NO. 200202260116 AND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITORS 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.)

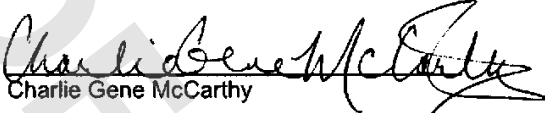
Tax Parcel Number(s): P116732 / 4751-000-024-0000

Subject to:

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

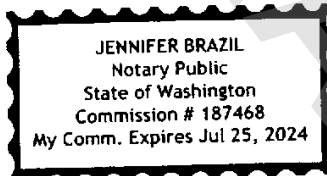
**STATUTORY WARRANTY DEED**  
(continued)


Dated: June 18, 2020

  
Charlie Gene McCarthy

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Charlie Gene McCarthy is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-23-2020

  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**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, 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
  
3. 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
  
4. 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
  
5. 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

**EXHIBIT "A"****Exceptions  
(continued)**

said covenant or restriction is permitted by applicable law, as set forth on WESTPOINT CONDOMINIUM:

Recording No: 20004200062

6. 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
  
  7. 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
  
  8. 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
  
  9. 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
- Amendments:
- |                |                       |
|----------------|-----------------------|
| Recorded:      | September 7, 2000     |
| Auditor's No.: | 200009070035          |
| <br>Recorded:  | <br>October 6, 2000   |
| Auditor's No.: | 200010060069          |
| <br>Recorded:  | <br>February 26, 2002 |
| Auditor's No.: | 200202260116          |

**EXHIBIT "A"****Exceptions  
(continued)**

10. 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
11. 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
12. 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
13. 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
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Assessments, if any, levied by Westpoint Condominium Association.
16. Assessments, if any, levied by City of Burlington.
17. City, county or local improvement district assessments, if any.