

When recorded return to:

Rafael Castro-Vivanco and Gabriela Barajas-Ochoa
717 West Point Drive
Burlington, WA 98233

POOR ORIGINAL

STATUTORY WARRANTY DEED

20-6353

THE GRANTOR(S) Jacob Howell and Ashley Howell, a married couple, 717 West Point Drive, Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Rafael Castro-Vivanco, an unmarried person and Gabriela Barajas-Ochoa, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Unit 8, Westpoint Condominium

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 "B" attached hereto

Tax Parcel Number(s): P116716

Dated: 8-6-2020

[Signature]
Jacob Howell

[Signature]
Ashley Howell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2992

Aug 07 2020

Amount Paid \$5045.00

Skagit County Treasurer

By Heather Beauvais Deputy

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STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 6 day of August, 2020



Signature

Notary Public

Title

My appointment expires: 9-11-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 717 West Point Drive, Burlington, WA 98233
Tax Parcel Number(s): P116716

Property Description:

Unit 8, 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.

Situated in Skagit County, Washington.

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EXHIBIT B

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1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard and Extended Coverage Policies)

9. Agreement, affecting subject property, regarding sewer and related facilities and the terms and provisions thereof between City of Burlington, a municipal corporation and Kingsgate Development Corporation, recorded December 19, 1978 as Auditor's File No. 893351.

10. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof 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, dated and recorded March 10, 1983 as Auditor's File No. 830310034.

11. Easement, affecting a portion of subject property for the purpose of Right to cut down dangerous trees within 200 feet of railroad right of way including terms and provisions thereof granted to Seattle & Northern Railway

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Company recorded May 4, 1891 as Auditor's File No. 2350

12. Easement, affecting a portion of subject property for right of way, including terms and provisions thereof, recorded October 4, 1938 as Auditor's File No. 306366.

13. Regulatory notice/agreement regarding AGREEMENT FOR REZONE that may include covenants, conditions and restrictions affecting the subject property recorded April 5, 1984 as Auditor's File No. 8404050068 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

14. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded April 20, 2000 as Auditor's File No. 200004200063 may be contained in the bylaws adopted pursuant to said Declaration.

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.

15. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on November 22, 1999 and recorded December 3, 1999, as Auditor's File No. 199912030123.

16. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Westpoint Condominium recorded April 20, 2000 as Auditor's File No. 200004200062.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Said Plat/Subdivision was amended and/or revised by instrument recorded September 7, 2000 under Auditor's File No. 200009070034.

17. Regulatory notice/agreement regarding AGREEMENT FOR REZONE that may include covenants, conditions and restrictions affecting the subject property recorded April 5, 1984 as Auditor's File No. 8404050068 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

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Said Plat/Subdivision was amended and/or revised by instrument recorded September 7, 2000 under Auditor's File No. 200009070034.

18. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 42B, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"

19. Any tax, fee, assessments or charges as may be levied by Westpoint Condominium Association.