

When recorded return to:
Cody Myers
744 Westpoint Place #21
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044523

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4487

Oct 28 2020

Amount Paid \$5445.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620044523

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Delano Guerra and Kimberly Catherine Guerra, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Cody Myers, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
UNIT 21, "AMENDMENT TO WESTPOINT, A CONDOMINIUM", AS RECORDED APRIL 20, 2000
UNDER SKAGIT COUNTY AUDITORS FILE NO. 200004200062, AND AS AMENDED BY
INSTRUMENT RECORDED SEPTEMBER 7, 2000 UNDER SKAGIT COUNTY AUDITOR'S FILE
NO. 200009070034.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P116729 / 4751-000-021-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 23, 2020

Christopher Delano Guerra
Christopher Delano Guerra

Kimberly Catherine Guerra
Kimberly Catherine Guerra

State of WA
County of Snohomish

I certify that I know or have satisfactory evidence that CHRISTOPHER DELANO GUERRA KIMBERLY CATHERINE GUERRA
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: October 23, 2020

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

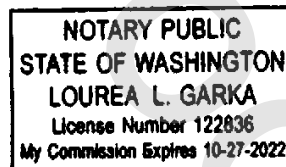
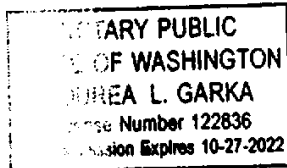


EXHIBIT "A"
Exceptions

1. 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

2. 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

3. 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

4. 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

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or

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

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

6. 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

7. 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

8. 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

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;

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

And Amendments thereto:

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

EXHIBIT "A"

**Exceptions
(continued)**

10. Liens and charges as set forth in the above mentioned declaration,
Payable to: Allegre-Mitzel Partnership
11. 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
12. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recording Date: October 4, 1938
Recording No.: 306366
For: Ditch right of way
13. Covenants and restrictions contained in agreement for rezone;
Recording Date: April 5, 1984
Recording No.: 8404050068
Affects: Subject property and other property
14. 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.

EXHIBIT "A"

Exceptions (continued)

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."

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