

**When recorded return to:**

Jeannine M. Ceracchi  
130 N Murdock St  
Sedro Woolley, WA 98284

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-206

Jan 15 2021

Amount Paid \$4965.00

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

CHICAGO TITLE CO.

620045737

Escrow No.: 620045737

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Pedro Cisneros and Ana D Cisneros, 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 Jeannine M. Ceracchi, an unmarried person

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

Unit 34, 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, State of Washington.

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

Tax Parcel Number(s): P116742 / 4751-000-034-0000

Subject to:

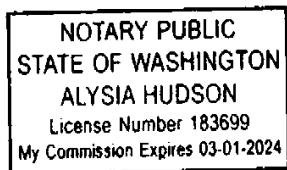
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 31, 2020

Pedro Cisneros  
Pedro CisnerosAna D. Cisneros  
Ana D CisnerosState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Pedro Cisneros and Ana D Cisneros  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.Dated: 01.05.2021Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
Exceptions

1. 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

2. Covenants, conditions, restrictions, agreements 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

3. 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

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

5. Covenants and restrictions contained in agreement for rezone;

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

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

**EXHIBIT "A"**

Exceptions  
(continued)

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

7. 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

Modification(s) of said instrument

Recording Date: September 7, 2000  
Recording No.: 200009070034

8. 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

9. 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

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;

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

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

And Amendments thereto:

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

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

Payable to: Allegre-Mitzel Partnership

12. 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."

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