

When recorded return to:
Kylee Bott and Travis Denson
703 Westpoint Drive
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620051705

Escrow No.: 245451401

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sally Ann Erickson, as her separate estate

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 Kylee Bott and Travis Denson, a married couple

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

UNIT 1, "PLAT OF WESTPOINT CONDOMINIUM", AS RECORDED APRIL 20, 2000 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200004200062, AND AMENDED SEPTEMBER 7, 2000, UNDER 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): P116709 **4751-000-001-0000**

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222608

Jun 24 2022

Amount Paid \$6325.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

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: Portion of said premises

Said Survey Map of 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;

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: Portion of said premises

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: Portion of said premises

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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: 200004200062

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

STATUTORY WARRANTY DEED

(continued)

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. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: Condominium Declaration

Recording Date: April 20, 2000

Recording No.: 200004200063

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 7, 2000

Recording No.: 200009070035

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 6, 2000

Recording No.: 200010060069

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 26, 2002

Recording No.: 200202260116

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

STATUTORY WARRANTY DEED

(continued)

13. Covenants and restrictions contained in agreement for rezone;

Recorded: April 5, 1984.

Auditor's No.: 8404050068, records of Skagit County, Washington

Affects: Portion of said premises

14. Agreement including the terms, covenants and provisions thereof

Executed by: City of Burlington, et al

Recording Date: December 9, 2002

Recording No.: 200212090213

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 Burlington.

18. 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."

STATUTORY WARRANTY DEED
(continued)

Dated: June 15, 2022

Sally Ann Erickson
Sally Ann Erickson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Sally Ann Erickson 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: 06/21/2022

Name: Jennie L. Andrews
Notary Public in and for the State of Washington
Residing at: Island County
My appointment expires: 03/08/2024

JENNIE L ANDREWS
Notary Public
State of Washington
Commission # 145419
My Comm. Expires Mar 8, 2024