

When recorded return to:

Colby Andrew Hollands and David Andrew Hollands
744 West Point Place, #21
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236961

Jun 20 2023

Amount Paid \$7658.59
Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-18231

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cody R. Myers, a single person, 4307 Tyler Way, Anacortes, WA 98221,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Colby Andrew Hollands, a single person, and David Andrew Hollands, a married person as his separate estate

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 21, AMENDMENT TO WESTPOINT, A 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): P116729

Dated: 6/16/2023

Cody R. Myers by Pamela R. Johnson Attorney in Fact
Cody R. Myers by Pamela R. Johnson, Attorney-In-Fact

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16 day of June, 2023 by Pamela R. Johnson.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/25



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 744 West Point Place, #21, Burlington, WA 98233
Tax Parcel Number(s): P116729

Property Description:

Unit 21, "AMENDMENT TO WESTPOINT, A CONDOMINIUM", according to the Declaration recorded April 20, 2000 under Skagit County Auditor's File No. 200004200063, and any Amendments thereto, and Survey Map and Plans recorded April 20, 2000 under Skagit County Auditor's File No. 200004200062, and as amended by instrument recorded September 7, 2000 under Skagit County Auditor's File No. 200009070034.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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10. 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.

11. 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. 8303100034.

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

13. 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.

14. 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.

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. 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.

Statutory Warranty Deed
LPB 10-05

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.

18. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, 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. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded October 28, 2020 as Auditor's File No. 202010280196 .

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.

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

21. Municipal assessments, if any, levied by the City of Burlington. This Company suggests that inquiry be made to the City of Burlington for current assessment status.