

When recorded return to:

Jessica D Wight and Scott M Wight
713 Westpoint Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242739

Oct 29 2024

Amount Paid \$6805.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620057324

Escrow No.: 620057324

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brittany Benckendorf as Personal Representative Estate of Joann Benckendorf
and Estate of Joyce A. Whipkey

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jessica D Wight and Scott M Wight, a married couple

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

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

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

UNIT 6, WESTPOINT CONDOMINIUM, A CONDO

Tax Parcel Number(s): P116714 / 4751-000-006-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 10/28/24

Estate of Joann Benckendorf

BY: [Signature]
Brittany Benckendorf
Personal Representative

Estate of Joyce A. Whipkey

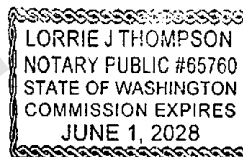
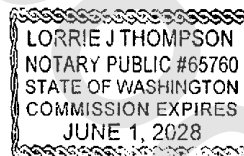
BY: [Signature]
Brittany Benckendorf
Personal RepresentativeState of Washington
County of SnohomishThis record was acknowledged before me on October 28, 2024 by Brittany Benckendorf
as Personal Representative of Estate of Joann Benckendorf.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028State of Washington
County of SnohomishThis record was acknowledged before me on October 28, 2024 by Brittany Benckendorf
as Personal Representative of Estate of Joyce A. Whipkey.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P116714 / 4751-000-006-0000

UNIT 6, WESTPOINT CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED APRIL 20, 2000, UNDER AUDITOR'S FILE NO. 200004200063, AND SURVEY MAP AND PLANS RECORDED IN RECORDING NO. 200004200062, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Seattle & Northern Railway Company
Purpose: Cutting down all trees dangerous to the operation of said road
Recording Date: May 4, 1891
Recording No.: 2350
Affects: The land adjacent to said railroad line for a distance of 200 feet on each side thereof

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ditch right of way
Recording Date: October 4, 1938
Recording No.: 306366
Affects: A portion of said premises

3. Agreement and the terms and conditions thereof:

Executed by: The City of Burlington, a municipal corporation of the State of Washington and Kingsgate Development Corporation
Recording Date: December 19, 1978
Recording No.: 893351
Regarding: Sewer facilities

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress, road right-of-way and utilities
Recording Date: March 10, 1983
Recording No.: 8303100034
Affects: Said premises and other property
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.

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;

Recorded: April 20, 2000
Recording No.: 200004200062, records of Skagit County, Washington

5. Agreement and the terms and conditions thereof:

Executed by: PMP Development Corporation, Milton C. Pauli and Lowell B. Pauli
Recording Date: March 10, 1983

EXHIBIT "B"

**Exceptions
(continued)**

Recording No.: 8303100034
Regarding: Road maintenance

6. Covenants and restrictions contained in agreement for rezone:

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

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 5, 1984
Recording No.: 199912030125
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1
Purpose: Waterlines and appurtenances
Recording Date: March 29, 2000
Recording No.: 200003290038
Affects: Said premises and other property

9. 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 Survey Map and Plans:

Recording No: 200004200062

Modification(s) of said covenants, conditions and restrictions

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

10. 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

EXHIBIT "B"

**Exceptions
(continued)**

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: January 1, 1753
Recording No.: 200010060069

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 26, 2002
Recording No.: 200202260116

11. Lien of assessments levied pursuant to the Declaration for Westpoint Condominium to the extent provided for by Washington law.

12. Agreement and the terms and conditions thereof:

Executed by: Allegre-Mitzel Partnership and Westside Meadows Limited Liability Company
Recording Date: May 31, 2000
Recording No.: 200005310037
Regarding: Successor Declarant & Indemnity

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

EXHIBIT "B"

Exceptions (continued)

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."

15. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account Number:	P116714 / 4751-000-006-0000
Levy Code:	0905
Assessed Value-Land:	\$167,000.00
Assessed Value-Improvements:	\$223,500.00

General and Special Taxes:	Billed:\$3,234.01
	Paid: \$3,234.01
	Unpaid:\$ 0.00

16. Assessments, if any, levied by Westpoint Condominium Homeowners Association.
17. Assessments, if any, levied by Burlington.
18. City, county or local improvement district assessments, if any.