


AFTER RECORDING MAIL TO:
Robert W. Witzke and Patricia V. Witzke
4908 Portalis Way
Anacortes, WA 98221

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83722


200502220168
Skagit County Auditor
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Statutory Warranty Deed

Grantor(s): Portalis LLC
Grantee(s): Robert W. Witzke and Patricia V. Witzke
Unit 4, "PLANS OF PORTALIS ISLAND HOMES CONDOMINIUM"
Assessor's Tax Parcel Number(s): 4847-000-004-0000

FIRST AMERICAN TITLE CO.

A83722 E

THE GRANTOR Portalis LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert W. Witzke and Patricia V. Witzke, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Unit 4, "PLANS OF PORTALIS ISLAND HOMES CONDOMINIUM", recorded December 8, 2004 as Auditor's File No. 200412080101 pursuant to "DECLARATION FOR PORTALIS HOMES CONDOMINIUM", recorded December 8, 2004, as Auditor's File No. 200412080102, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated January 29, 2005


Portalis LLC


By: Allan Schroeder, Managing Member

790
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 22 2005

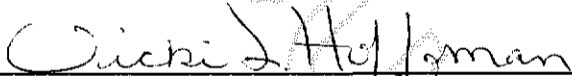
9343.22

Amount Paid:
Skagit Co. Treasurer
By: 

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Allan Schroeder the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Managing Member of Portallis LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 2-10-05



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05



A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: July 8, 2003
Recorded: July 15, 2003
Auditor's No.: 200307150202
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc., its successors and assigns
Dated: June 23, 2004
Recorded: September 29, 2004
Auditor's No.: 200409290021
Purpose: "...Right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system..."
Area Affected: Subject property

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: ANA 04-005
Recorded: November 3, 2004
Auditor's No.: 200411030031

D. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Plans of Portalis Island Home Condominium
Recorded: December 8, 2004
Auditor's No.: 200412080101

Said matters include but are not limited to the following:

1. Easement Provisions – This condominium is subject to and together with those easements as established and shown on City of Anacortes Short Plat No. ANA 04-005 as approved on November 2, 2004 and recorded on November 3, 2004, under Auditor's File No. 200411030031, records of Skagit County, Washington.
2. Easement area delineated as those portions abutting "Portalis Way" and "Portalis Court"



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E. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: December 8, 2004
Auditor's File No.: 200412080102

Terms and conditions of Transfer of Special Declarant Rights, recorded December 8, 2004, under Skagit County Auditor's File No. 200412080103.

F. 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.



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