

When recorded return to:

Allan D. Schroeder, President, Mr. and Mrs. Allan D. Schroeder
1515 Cavanaugh Place NW
Calgary, AB T2L0M-8000

Recorded at the request of:
First American Title
File Number: A89776



200611220123
Skagit County Auditor

11/22/2006 Page 1 of 4 1:27PM

Statutory Warranty Deed

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 496404 Alberta Ltd., a limited Canada Corp. the following described real estate, situated in the County of Skagit, State of Washington.

FIRST AMERICAN TITLE CO.

A89776-1

Abbreviated Legal:
Unit 4819, "PORTALIS TOWNHOMES CONDOMINIUM"

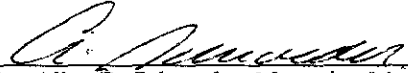
Tax Parcel Number(s): P123900, 4879-000-819-0000

Unit 4819, "PORTALIS TOWNHOMES CONDOMINIUM", according to the Survey Map and Plans recorded under Auditor's File No. 200512160095, and the Declaration thereof, recorded under Auditor's File No. 200512160096, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions or other exceptions set forth on Exhibit A attached hereto.


Dated November 16, 2006

Portalis LLC


By: Allan D. Schroeder, Managing Member

6011
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

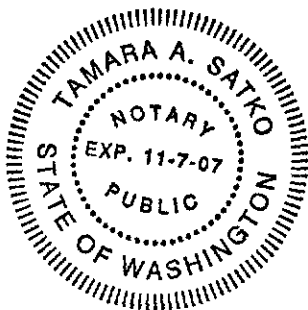
NOV 22 2006

Amount Paid \$7481.00
Skagit County Treasurer
By:  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: NOVEMBER 16, 2006 



Notary Public in and for the State of WASHINGTON
Residing at ANACORTES
My appointment expires: 11/7/07

EXHIBIT A

EXCEPTIONS:

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

Said matters include but are not limited to the following:

1. Sewage disposal – City of Anacortes
2. Water – City of Anacortes
3. An easement is conveyed and granted to the City of Anacortes, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Corporation, Comcast, U.S. Postal Service and their respective successors under and upon Channel Marker Lane (Private) and under and upon the front 10 feet of each lot abutting the public streets as shown on this Short Plat in which to install lay, construct, renew, operate, maintain and remove under ground conduits, cables, wires and vaults with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, water, gas, postal services and cable television services together with the right to access at all times for the purposes stated. A further easement is conveyed and granted to the City of Anacortes and its agents and contractors over a portion of Channel Marker Lane (Private) as required for access to and from Portalis Way and Lot 2.



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4. Landscape buffers as delineated
5. Building setback(s) as delineated
6. Twenty (20) foot access and utility easement affecting Lot 5

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: December 16, 2005
Auditor's No.: 200512160095

Said matters include but are not limited to the following:

1. The name of the Condominium is Portalis Townhomes Condominium
2. The land in the Condominium is described as being situate in Skagit County, Washington as follows:

Lots 7, 8, and 9, City of Anacortes Short Plat No. ANA-04-005, approved November 2, 2004, recorded November 3, 2004, under Skagit County Auditor's File No. 200411030031, being a portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 35 North, Range 1 East, W.M.

3. The description of the lands which may be added to the Condominium at the option of the declarant, if declarant has title thereto, is described as being situate in Skagit County, Washington as follows:

Lots 5 and 6, City of Anacortes Short Plat No. ANA-04-005, approved November 2, 2004, recorded November 3, 2004, under Skagit County Auditor's File No. 200411030031, being a portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 35 North, Range 1 East, W.M.

4. As a certificate of completion, declarant certifies that all structural components and mechanical systems of all buildings containing any units created by the referenced declaration are substantially completed.

5. Unit Addresses:

Building 1:

Unit 4813: 4813 Portalis Way – Anacortes, WA 98221
Unit 4815: 4815 Portalis Way – Anacortes, WA 98221
Unit 4817: 4817 Portalis Way – Anacortes, WA 98221

Building 2:

Unit 4819: 4819 Portalis Way – Anacortes, WA 98221
Unit 4901: 4901 Portalis Way – Anacortes, WA 98221
Unit 4903: 4903 Portalis Way – Anacortes, WA 98221

Building 3:

Unit 4905: 4905 Portalis Way – Anacortes, WA 98221
Unit 4907: 4907 Portalis Way – Anacortes, WA 98221
Unit 4909: 4909 Portalis Way – Anacortes, WA 98221



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E. 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.

F. 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:
Auditor's File No.:

December 16, 2005
200512160096



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