



200801080102

Skagit County Auditor

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When recorded return to:

Mr. and Mrs. Gary Ross  
4913 Portalis Way  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number A92386

## Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

A92386E-1

THE GRANTOR Portalis LLC, a Washington LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary W. Ross and Cheryl J. Ross, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit 4913, "PORTALIS TOWNHOMES CONDOMINIUM"

Tax Parcel Number(s) P126523 4937-000-913-0000

Unit 4913, "PORTALIS TOWNHOMES CONDOMINIUM", according to the Survey Map and Plans recorded under Auditor's File No. 200707250074, and the Declaration thereof, recorded under Auditor's File No. 200512160096 and as amended by Auditor's File No. 200707250080, records of Skagit County, Washington.

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

Dated 12/6/2007

Portalis LLC

By: Allan D. Schroeder, Managing Member

62  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 08 2008

Amount Paid \$ 10,000.22  
By MF Skagit Co. Treasurer 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 that 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: 12-12-07Notary Public in and for the State of WashingtonResiding at AnacortesMy appointment expires: 10/8/09

## 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

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

Plat/Subdivision Name: Portalis Townhomes Condominium  
Recorded: December 16, 2005  
Auditor's No.: 200512160095

First Amendment to Survey map and plans for Portalis Townhomes Condominium recorded July 25, 2007 under Auditor's File No. 200707250074.

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: December 16, 2005  
Auditor's File No.: 200512160096

Said instrument was modified by instrument recorded July 25, under Auditor's File No. 200707250080.



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