



201112220121

Skagit County Auditor

12/22/2011 Page

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5 3:02PM

When Recorded, Return To:

Ken Evans
410 Myrtle Street
Mount Vernon, WA 98273

QUIT CLAIM DEED

Grantor: Steven J. Mezich

Grantee: Janice Louise Kheriaty (f/k/a Janice Louise Mezich)

Abbreviated Legal Description: Unit 4905, "PORTALIS TOWNHOMES CONDOMINIUM"

Legal Description:

UNIT 4905, "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 the Easements, Restrictions and other Exceptions as set forth on Exhibit "A" attached hereto.

Assessor's Tax Parcel #: P123903, 4879-000-905-0000

THE GRANTOR, Steven J. Mezich, for and in consideration of the terms of Decree of Dissolution entered in Skagit County Superior Court under Skagit County Cause No. 10-3-00258-4 conveys and quit claims to the grantee, Janice Louise Kheriaty f/k/a Janice Louise Mezich, the above described real estate, together with all after acquired title of the grantor.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113831

DEC 16 2011

QUIT CLAIM DEED - 1

Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

12/8/2011

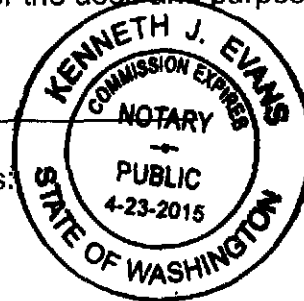
Shirley M. Meyer

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Steven J. Mezich signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

12-8-2011

[Handwritten signature]



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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



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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 ¼ of the Southwest ¼ 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 ¼ of the Southwest ¼ 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:



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E. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 42B, 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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