

When recorded return to:  
David and Daryl Struss Living Trust  
19742 Hi Top Lane  
Orange, CA 92869



201211010060  
Skagit County Auditor

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Recorded at the request of:

File Number: A104439

**Statutory Warranty Deed**

*A 104439-2*  
**GUARDIAN NORTHWEST TITLE CO.**

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 David W. Struss and Daryl Marie Struss, Trustees of the David and Daryl Struss Living Trust dated April 9, 2004 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 21, Portalis Island Homes Condominium

Tax Parcel Number(s): P122176, 4847-000-021-0000

Unit 21, "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.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 10/24/2012

Portalis LLC

  
By: Allan D. Schroeder, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20123496*  
NOV 01 2012

Amount Paid \$ *8531.20*  
Skagit Co. Treasurer  
By *Man* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Allan D. Schroeder is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President of 496404 Washington, Inc., to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

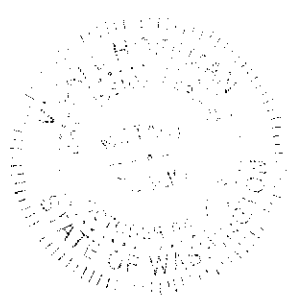
Dated: 10-30-12

  
Vicki L Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes, Washington

My appointment expires: 10/08/2013



# 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



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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"

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.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 13, 2008  
Recorded: August 15, 2008  
Auditor's No.: 200808150146

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.

G. Any tax, fee, assessments or charges as may be levied by Portalis Island Homes Condominium Association.



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