

When recorded return to:
John E. Vitale and Diane J. Vitale
4820 Portalis Way
Anacortes, WA 98221

Skagit County Auditor

8/29/2013 Page

1 of

4 2:05PM



201308290114

\$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019060

CHICAGO TITLE

620019060

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Sabatello and Mary Jane Sabatello, who acquired title as Mary Billingsley, Husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to John E. Vitale and Diane J. Vitale, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Unit 33, PLANS OF PORTALIS ISLAND HOMES CONDOMINIUM, according to the Declaration recorded December 8, 2004, under Auditor's File No. 200412080102, records of Skagit County, Washington and any amendments thereto, and Survey Map and Plans recorded December 8, 2004, under Auditor's File No. 200412080101, records of Skagit County, Washington.

Situated in Skagit County, Washington.


Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P122188 / 4847-000-033-0000


Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 26, 2013



John Sabatello



Mary Jane Sabatello

20133540
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 29 2013

Amount Paid \$ 9528.00
Skagit Co. Treasurer
By MF Deputy

STATUTORY WARRANTY DEED
(continued)

State of ARIZONA
County MARICOPA of MARICOPA

I certify that I know or have satisfactory evidence that
JOHN SABATELLO AND MARY JANE SABATELLO
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 27 AUGUST 2013

George W. Burns
Name: George W. Burns
Notary Public in and for the State of ARIZONA
Residing at: AVONDALE, AZ
My appointment expires: JAN 8, 2016

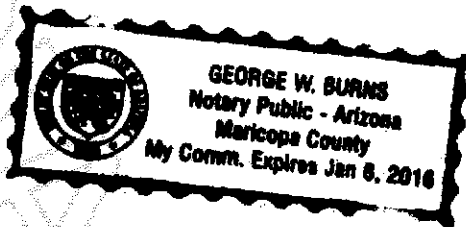


EXHIBIT "A"
Exceptions

1. Right of way including the terms, covenants and provisions thereof as granted by instrument;
Recorded: January 10, 1890
Volume and Page: Volume 9 of Deeds, pages 266 and 267
In Favor Of: The Seattle and Northern Railway Company
For: Railway purposes
Affects: A 100 foot strip as located and graded upon, through, over and across the Southwest Quarter of said Section 22
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 15, 2003
Auditor's No.: 200307150202, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: A strip of land ten in width with five feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to grantee
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 29, 2004
Auditor's No(s): 200409290021, records of Skagit County, Washington
In favor of: Comcast of Washington IV, Inc.
For: Broadband Communications System
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. ANA-04-005:

Recording No: 200411030031
5. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: December 8, 2004
Auditor's No.: 200412080102, records of Skagit County, Washington

And in Amendments thereto
Recorded: August 15, 2008
Auditor's No.: 200808150146, records of Skagit County, Washington
6. Terms, conditions, and restrictions of that instrument entitled Transfer of Special Declarants Rights;
Recorded: December 8, 2004
Auditor's No(s): 200412080103, records of Skagit County, Washington
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLANS OF PORTALIS ISLAND HOMES CONDOMINIUM:

Recording No: 200412080101
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Anacortes.



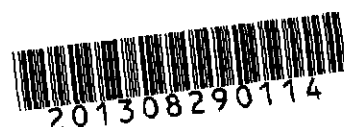
EXHIBIT "A"

Exceptions (continued)

10. Assessments, if any, levied by Portalis Island Homes Condominium Association.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE:

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201308290114