



201407140106

When recorded return to:
David J. Bowlin and Diane M. Bowlin
1305 Portalis Court
Anacortes, WA 98221

Skagit County Auditor \$74.00
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Recorded at the request of:
 Guardian Northwest Title
 File Number: A107398

Statutory Warranty Deed

A107398-1
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 J. Bowlin and Diane M. Bowlin, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Abbreviated Legal:
 Unit 22, Portalis Island Homes Condominium

Tax Parcel Number(s): **P122177, 4847-000-022-0000**

Unit 22, "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 6/26/2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143501

JUL 14 2014

Portalis LLC

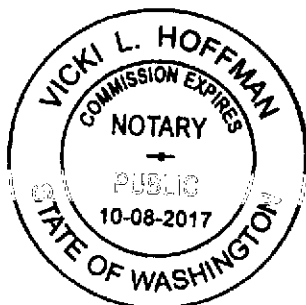
[Signature]
 By: Allan D. Schroeder, Managing Member

Amount Paid \$ *8549.00*
 Skagit Co. Treasurer
 By *[Signature]* 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 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: 6-27-14



[Signature]
Vicki L. Hoffman
 Notary Public in and for the State of Washington
 Residing at Anacortes, Washington
 My appointment expires: 10/08/2017

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: Plans of Portalis Island Home Condominium
Recorded: December 8, 2004
Auditor's No.: 200412080101



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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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

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

Terms and conditions of Transfer of Special Declarant Rights, recorded December 8, 2004, under Skagit County Auditor's File No. 200412080103.

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. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Property owners of record
Recorded: November 1, 2012
Auditor's No.: 201211010062
Purpose: Common Driveway Easement
Area Affected: As shown on said document



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