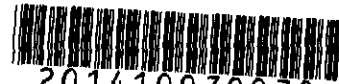


**WHEN RECORDED RETURN TO:**

Portalis LLC  
4819 Portalis Way  
Anacortes, WA 98221



201410070070

Skagit County Auditor

10/7/2014 Page

1 of

3 3:36PM

\$74.00

**DOCUMENT TITLE(S)**

Temporary Trail Access Easement

GUARDIAN NORTHWEST TITLE CO.

A107801

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTOR(S):**

Portalis Limited Liability Company

**GRANTEE(S):**

Portalis Island Homes Condominium Association  
Portalis Townhomes Condominium Association  
Portalis West Condominium Association

**ABBREVIATED LEGAL DESCRIPTION:**

East 5 feet of Unit 27 of Portalis Island Homes  
Condominium

**TAX PARCEL NUMBER(S):**

P122182

*no monetary consideration*

## TEMPORARY TRAIL ACCESS EASEMENT

**THIS TEMPORARY TRAIL ACCESS EASEMENT**, ("TTAE") granted this 6<sup>th</sup> day of October, 2014, by and between Portalis Limited Liability Co. (the "Grantor"), whose mailing address is 4819 Portalis Way, Anacortes, WA 98221

And Portalis Island Homes Condominium Association and Portalis Townhomes Condominium Association whose mailing addresses are c/o Acorn Property Management Group, 32800 Hwy 20, Suite 2, Oak Harbor, WA 98277;

And Portalis West Condominium Association whose mailing address is c/o Access Real Estate Services 1313 E. Maple St., Suite 400, Bellingham WA, 98225, all Washington Condominium Associations (the "Grantees") all being residents of the Portalis Community.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

**NOW, THEREFORE**, in consideration of the foregoing Recitals and for no other consideration the parties agree as follows:

### 1. Grant of Easement.

Grantor hereby grants, transfers and conveys to Grantee, for the benefit of members of the Grantee associations, a temporary easement and right-of-way for ingress, egress, and access by such members over and across the TTAE.

### 2. Purposes, Conditions, Restrictions, Reserved Rights.

- a. The Easement is established for quiet, non-motorized, passive recreational trail purposes, such as walking, hiking, jogging, and running, for the residents of the Portalis Community to access the Guemes Channel Trail via Edwards Way. Should any question arise regarding the propriety of a public use of the TTAE not listed above, either Grantor or Grantee shall have the right to regulate or restrict said use. In the event of disagreement between Grantor and Grantee, the more restrictive interpretation shall prevail; provided, however, that Grantee, in its sole discretion, shall have the right to regulate or restrict any uses, including those listed above, which Grantee determines to be unsafe or otherwise detrimental to the continued use and vitality of TTAE or the condition of the TTAE.
- b. The "trail" through the TTAE shall be approximately five (5) feet wide and will border the east boundary of Portalis Island Homes Condominium unit #27 as recorded in Skagit County Auditor's File #200412080101. The trail will be indicated on the property by a crushed gravel path bordered on its west side by continuous paving stones. The trail and TTAE shall remain unpaved.



201410070070

Skagit County Auditor

\$74.00

10/7/2014 Page

2 of

3

3:36PM

**3. Maintenance of Trail Easement Area (TTAE).**

Grantor has no responsibilities for trail maintenance except to the extent necessary to repair damage caused by grantor.

**4. Easement Runs with Land; Successors and Assigns.**

This Easement shall bind and run with title to the land forever, and shall inure to the benefit of Grantee and Grantee's successors and assigns except that Grantor may terminate this Easement as provided under Paragraph 5, below.

**5. Termination/Modification.**

In the event that an alternative permanent direct access route from the Portalis Community to the Guemes Channel Trail becomes available and the Grantor determines that the TTAE is no longer needed or desirable across the land, Grantor may terminate said easement by written instrument duly signed by Grantor and fully acknowledged and recorded in the land records of Skagit County, in the State of Washington.

This Temporary Trail Access Easement may only be modified or amended by written instrument executed by the Grantor (or its successors in interest) and recorded in the land records of Skagit County, in the State of Washington.

**6. Governing Law.**

This Trail Access Easement shall be governed by and construed in accordance with the laws of the State of Washington.

IN WITNESS WHEREOF grantor has set its hands on the day and year first above written.

Grantor *A. Schroeder*

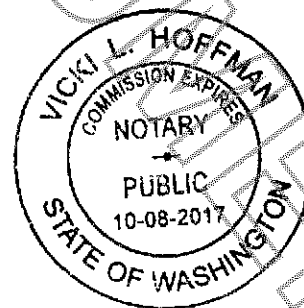
Subscribed and sworn to on this 6th day of October, 2014, before me personally appeared the Grantor, Allan Schroeder on behalf of Portalis Limited Liability Co., to me known to be the person described in, and that executed the forgoing instrument, and acknowledged to me that they executed the same.

*Vicki L. Hoffman* Notary Public

VICKI L. HOFFMAN (Type or print name of Notary)  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 07 2014

Amount Paid \$         
Skagit Co. Treasurer  
By HB Deputy



201410070070

Skagit County Auditor

\$74.00

10/7/2014 Page

3 of

3 3:36PM