

When recorded return to:  
Bailey Family Trust  
6984 SVL Box  
Victorville, CA 92395

Recorded at the request of:  
Guardian Northwest Title  
File Number: A108975



201503250066

Skagit County Auditor \$77.00  
3/25/2015 Page 1 of 6 1:57PM

### Statutory Warranty Deed

*A108975*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jennifer K. Hays, Jonathan F. Hays and Brent K. Egle, Successor Co-Trustees of the Colleen R. Hays Revocable Living Trust dated February 25, 2013 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Janet Kay Bailey, Trustee of the Bailey Family Trust dated March 23, 1999 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Unit 4901, Portalis Townhomes Condo.

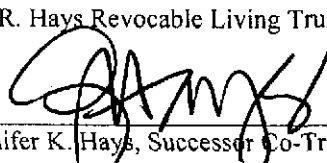
Tax Parcel Number(s): P123901, 4937-000-901-0000

Unit 4901, "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.

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 3/06/2015

Colleen R. Hays Revocable Living Trust

  
By: Jennifer K. Hays, Successor Co-Trustee

signed in counterpart

By: Brent K. Egle, Successor Co-Trustee

signed in counterpart

By: Jonathan F. Hays, Successor Co-Trustee

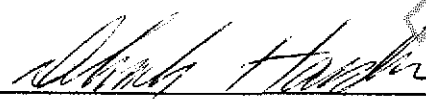
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015912  
MAR 25 2015

STATE OF California }  
COUNTY OF SAN DIEGO } SS:

Amount Paid \$ 7,392.00  
By Mark Skagit Co. Treasurer  
Deputy

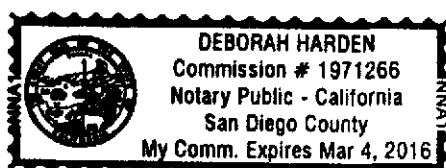
I certify that I know or have satisfactory evidence that Jennifer K. Hays is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it as the Successor Co-Trustee of the Colleen R. Hays Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: MARCH 10, 2015

  
Notary Public in and for the State of California

Residing at SAN DIEGO

My appointment expires: MARCH 4, 2016



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Dated 3/06/2015

Colleen R. Hays Revocable Living Trust

signed in counterpart  
By: Jennifer K. Hays, Successor Co-Trustee

  
By: Jonathan F. Hays, Successor Co-Trustee

signed in counterpart  
By: Brent K. Egle, Successor Co-Trustee

STATE OF California }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Jennifer K. Hays is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it as the Successor Co-Trustee of the Colleen R. Hays Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Notary Public in and for the State of California  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

When recorded return to:  
Bailey Family Trust  
6984 SVL Box  
Victorville, CA 92395

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Guardian Northwest Title  
File Number: A108975

## Statutory Warranty Deed

THE GRANTOR Jennifer K. Hays, Jonathan F. Hays and Brent K. Egle, Successor Co-Trustees of the Colleen R. Hays Revocable Living Trust dated February 25, 2013 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Janet Kay Bailey, Trustee of the Bailey Family Trust dated March 23, 1999 the following described real estate, situated in the County of Skagit, State of Washington.

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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 3/06/2015

Colleen R. Hays Revocable Living Trust

signed in counterpart  
By: Jennifer K. Hays, Successor Co-Trustee

[Signature]  
By: Brent K. Egle, Successor Co-Trustee

signed in counterpart  
By: Jonathan F. Hays, Successor Co-Trustee

STATE OF California }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Jennifer K. Hays is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it as the Successor Co-Trustee of the Colleen R. Hays Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of California  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

STATE OF California }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Brent K. Egle is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it as the Successor Co-Trustee of the Colleen R. Hays Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Notary Public in and for the State of California  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

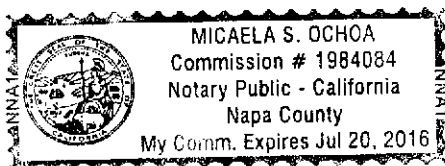
STATE OF California }  
COUNTY OF Napa } SS:

I certify that I know or have satisfactory evidence that Jonathan F. Hays is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it as the Successor Co-Trustee of the Colleen R. Hays Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: March 9, 2015

Micaela S. Ochoa

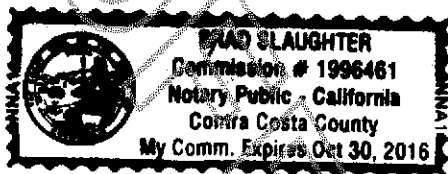
Notary Public in and for the State of California  
Residing at Napa, California  
My appointment expires: July 20, 2016



STATE OF California }  
COUNTY OF Contra Costa } SS:

I certify that I know or have satisfactory evidence that Brent K. Egle is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it as the Successor Co-Trustee of the Colleen R. Hays Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-11-2015



[Signature]  
Notary Public in and for the State of California  
Residing at 5441 Clayton Rd Clayton Ca  
My appointment expires: October 30, 2016

STATE OF California }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Jonathan F. Hays is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it as the Successor Co-Trustee of the Colleen R. Hays Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of California  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

# 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: Portalis Townhomes Condominium  
Recorded: December 16, 2005  
Auditor's No.: 200512160095

First Amendment to Survey map and plans for Portalis Townhomes Condominium recorded July 25, 2007 under Auditor's File No. 200707250074.

E. 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.

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: December 16, 2005  
Auditor's File No.: 200512160096

Said instrument was modified by instrument recorded July 25, under Auditor's File No. 200707250080.