

When recorded return to:

Thomas R. Longworth and Sara D. Longworth
1311 Portalis Court, Unit #25
Anacortes, WA 98221



Skagit County Auditor
5/7/2015 Page

1 of 4 2:04PM

\$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023799

CHICAGO TITLE

620023799

STATUTORY WARRANTY DEED

THE GRANTOR(S) Portalis Limited Liability Co., a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Thomas R. Longworth and Sara D. Longworth, husband and wife

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

Unit 25, 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): P122180 / 4847-000-025-0000,

Subject to:

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

Dated: May 6, 2015

Portalis Limited Liability Co., a Washington
limited liability company

BY:

Allan D Schroeder, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151593
MAY 07 2015

Amount Paid \$ 10,418.00
Skagit Co. Treasurer
By mem Deputy

STATUTORY WARRANTY DEED

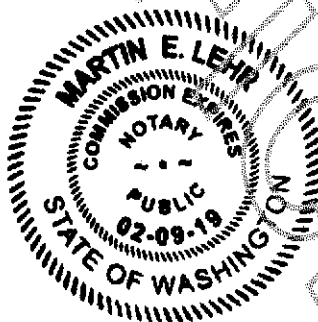
(continued)

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Alan D Schroeder

is/are the person(s) who appeared before me, and said person acknowledged that ~~(he)~~/she/they signed this instrument, on oath stated that ~~(he)~~/she/they was authorized to execute the instrument and acknowledged it as the Member of Portalis Limited Liability Co., a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 4, 2015



Martin E. Lehr
Name: MARTIN E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

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.

EXHIBIT "A"

Exceptions
(continued)

9. Assessments, if any, levied by City of Anacortes.
10. Assessments, if any, levied by Portalis Island Homes Condominium Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.