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Skagit County Auditor

\$76.00

9/18/2015 Page

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5 3:00PM

AFTER RECORDING RETURN TO:
HUGH LEWIS, ATTORNEY AT LAW, P.C.
2200 RIMLAND DRIVE, SUITE 115
BELLINGHAM, WA 98226
360-392-2880

TITLE OF DOCUMENT:

FIRST AMENDMENT TO DECLARATION
FOR PORTALIS WEST CONDOMINIUM

AF# OF AFFECTED DOCUMENT:

AF# 201402210120

GRANTOR:

PORTALIS LIMITED LIABILITY CO.

GRANTEE:

THE GENERAL PUBLIC

ABBREVIATED LEGAL DESCRIPTION:

LOTS 4 and 5A, City Anacortes S.P. ANA 04-005

FULL LEGALS APPEAR:

EXHIBIT A, Page 6

TAX PARCEL NO. [for New Phase - Lot 4]:

P122190

**FIRST AMENDMENT TO DECLARATION
FOR PORTALIS WEST CONDOMINIUM**

PURPOSE: TO EXERCISE DEVELOPMENT RIGHT
TO ADD ADDITIONAL PHASE

THIS AMENDMENT is made this 18 day of September, 2015, by PORTALIS
LIMITED LIABILITY CO., a Washington Limited Liability Company ("Declarant").

WITNESSETH THAT:

WHEREAS, the Declarant executed certain Condominium Instruments establishing PORTALIS WEST CONDOMINIUM in Anacortes, Washington and caused the Declaration to be recorded in the land records of Skagit County, Washington, at Auditor's File No. AF# 201402210120, along with a Survey Map and Plans, which were contemporaneously recorded at Auditor's File No. AF# 2014022101219; the Declaration has not been previously amended.

WHEREAS, pursuant to RCW 64.34.236 and Section 8.1 of the Declaration, the Declarant may unilaterally amend the Governing Documents from time to time to exercise Development Rights; and

WHEREAS, in Section 8 of the Declaration, the Declarant reserved Development Rights to develop the Condominium several "Phases" by adding improvements to the Condominium and creating additional Units, Common Elements, or Limited Common Elements within real property which may be added to the Condominium; and

WHEREAS, the Declarant now wishes to exercise Development Rights and has created additional improvements, Units, Common Elements, and Limited Common Elements as more particularly described below, all for the purpose of creating an additional Phase of Development, known as "Phase2", consisting of six (6) additional Units, in two new Buildings which have been created on certain Additional Land being added to the Condominium as described hereinafter, with additional common amenities, as described in Sections 8 and Exhibit A of the Declaration.

NOW, THEREFORE, pursuant to and in compliance with Section 8.1 of the Declaration and RCW 64.34.236, the Declarant hereby amends the following Sections of the Declaration, as follows:

--- Reference to First Amendment to Survey Map.

Contemporaneously with the recordation of this Amendment, the Declarant has recorded with the Auditor of Skagit County, Washington a First Amendment to the Survey Map and Condominium plans, showing the location and dimensions of the new Units and other improvements constructed or contemplated to be constructed for Phase 2 of this Condominium, together with other information required by the Condominium Act; this First Amendment to the Survey Map and Plans is recorded at Auditor's File No. _____ among the land records of Skagit County, Washington.

2.2 Land and Street Address.

The land on which the buildings and improvements of this Condominium are located is situated at 4923 - 4939 Portalis Way, Anacortes, Skagit County, Washington, and is more particularly described in Exhibit "A" to the Declaration.

2.3 Number of Units Following Amendment. The Condominium contains nine (9) Units. The location of existing Units within the buildings and their dimensions are shown on the Condominium Survey Map and Plans, as amended. The First Amendment to Exhibit A to the Declaration attached hereto contains a list of all Units, their identifying numbers, location, style and the Allocated Interests appurtenant to each Unit. The Allocated Interests have been reallocated among all Units in accordance with Section 3.3.2 of the Declaration and with RCW 64.34.236(1).

20. Certificate of Completion of All Units

Declarant hereby certifies, pursuant to RCW 64.34.200(2), that all structural components and mechanical systems of all buildings containing or comprising any Units in the Condominium, including the Units added by this Amendment, are substantially completed.

___ Exhibits.

Attached hereto is the First Amendment to Exhibit A to the Declaration.

EXCEPT as modified by this Amendment, all of the terms and provisions of the Governing Documents are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed as of the date first written above.

DECLARANT:
PORTALIS LIMITED LIABILITY CO.

BY: *Allan Schroeder*
ALLAN D. SCHROEDER, its Manager

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

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 (s)he signed this instrument, on oath stated that (s)he was authorized to execute the instrument and that (s)he acknowledged it as the Manager of the Declarant, PORTALIS LIMITED LIABILITY CO. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: September 18, 2015.



Klariisa Knutson
NOTARY PUBLIC in and for the State of
Washington. My commission expires: 7-7-18

FIRST AMENDMENT TO EXHIBIT "A"

TO DECLARATION FOR PORTALIS WEST CONDOMINIUM

Legal Description of Land Within the Condominium:

Lot 5A, City of Anacortes Boundary Line Adjustment, approved December 30, 2006, recorded January 11, 2007 under Skagit County Auditor's File No. 2007111083 being portions of the Southeast Quarter of the Southwest Quarter of Section 22, Township 35 North, Range 1 East W.M.

Lot 4, City of Anacortes Short Plat No. ANA-04-005, approved November 2, 2004, recorded November 3, 2004, under Skagit County Auditor's, file No. 200411030031, being a portion of the Southeast Quarter of the Southwest Quarter of Section 22, Township 35 North, Range 1 East, W.M.

Both such parcels being situate in Skagit County, Washington
Subject to Covenants, Conditions, Restrictions and Reservations of record.

Legal Description of Land Subject to Development Rights:

Lot 3, City of Anacortes Short Plat No. ANA-04-005, approved November 2, 2004, recorded November 3, 2004, under Skagit County Auditor's, file No. 200411030031, being a portion of the Southeast Quarter of the Southwest Quarter of Section 22, Township 35 North, Range 1 East, W.M., TOGETHER WITH that portion of Lot 2 of said Short Plat added to said Lot 3 in the Portalis Lot 2 & 3 Boundary Line Adjustment, recorded July 14, 2015, under Skagit County Auditor's File No. 201307140087, Records of Skagit County, Washington:

BEGINNING in the Southwest corner of said Lot 2; thence North $1^{\circ}40'47''$ East, 20.00 feet; thence South $88^{\circ}19'13''$ East, 183.38 feet; thence South $53^{\circ}45'03''$ East, 35.32 feet; thence North $88^{\circ}19'13''$ West, 222.47 feet to the POINT OF BEGINNING.

[If added, this Parcel could contain up to 10 units in no more than five buildings.]

FIRST AMENDMENT TO EXHIBIT "A" - Continued

TO DECLARATION FOR PORTALIS WEST CONDOMINIUM

Unit No.	Square Footage*	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Level(s) in Building	Limited Common Elements	Allocated Interests
4923	2,505	3	3	1	1 and 2	Driveway, deck, patio	1/9th
4925	3,325	3	3	1	1, 2 and 3	Driveway, deck, porch, patio	1/9th
4927	2,595	3	3	1	1 and 2	Driveway, deck, porch, patio	1/9th
4929	2,595	3	3	1	1 and 2	Driveway, deck, porch, patio	1/9th
4931	3,325	3	3	1	1, 2 and 3	Driveway, deck, porch, patio	1/9th
4933	2,505	3	3	1	1 and 2	Driveway, deck, patio	1/9th
4935	2,505	3	3	1	1 and 2	Driveway, deck, patio	1/9th
4937	3,325	3	3	1	1, 2 and 3	Driveway, deck, porch, patio	1/9th
4939	2,595	3	3	1	1 and 2	Driveway, deck, porch, patio	1/9th
Totals							100%

* Based on architect's measurements, including garages.