

When recorded return to:

Portalis Island Homes Condominium Assoc.
c/o Acorn Property Management Group
32800 SR 20 #2
Oak Harbor, WA 98277



201511160219

Skagit County Auditor

\$74.00

11/16/2015 Page

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2 3:54PM

Escrow Number: JM1849

QUIT CLAIM DEED
GUARDIAN NORTHWEST TITLE CO.
Jm 1849
ACCOMMODATION RECORDING ONLY

THE GRANTOR 496404 WASHINGTON, INC. A WASHINGTON CORPORATION for and in consideration of clearing title for no consideration conveys and quit claims to PORTALIS ISLAND HOMES CONDOMINIUM ASSOCIATION, A WASHINGTON NON-PROFIT CORPORATION the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Those EIGHT parcels of Common Areas, Parking Common Areas, and Channel Marker Lane as delineated on the following described Condominium and as more particularly described on Exhibit "A" hereto:

"PLANS OF PORTALIS ISLAND HOMES CONDOMINIUM" recorded December 8, 2004 as Auditor's File Number 200412080101 pursuant to "DECLARATION FOR PORTALIS HOMES CONDOMINIUM" recorded December 8, 2004, as Auditor's File No. 200412080102, records of Skagit County, Washington.

Subject to matters of record.

The Grantor hereby reserves for the benefit of the property owners of Lots 3 through 9, inclusive, including the Condominium units located thereon a non-exclusive easement for pedestrian ingress and egress from Portalis Way over and across the Southwesterly end of Channel Marker Lane to Lot 2 of City of Anacortes Short Plat No. ANA 04-005 recorded November 11, 2004 as Auditor's File No. 200411030031.

Tax Parcel Number(s): P122391 and P122197

Dated: November 11, 2015

Allen Schroeder
496404 Washington Inc. by Allen Schroeder, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154672
NOV 16 2015

Amount Paid \$0
Skagit Co. Treasurer
By M. M. M. Deputy

State of Washington }
County of Skagit } SS:

On this 11 day of November, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Allen Schroeder to me known to be the President of 496404 Washington, Inc. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal thereto affixed the day and year first above written.



Klarrissa Knutson
Klarrissa Knutson
Notary Public in and for the State of Washington
Residing at: Mount Vernon
My appointment expires: 7-7-18

Order No:

EXHIBIT "A":

Those EIGHT parcels of Common Areas, Parking Common Areas, and Channel Marker Lane as delineated on the following described Condominium and described below:

"PLANS OF PORTALIS ISLAND HOMES CONDOMINIUM" recorded December 8, 2004 as Auditor's File Number 200412080101 pursuant to "DECLARATION FOR PORTALIS HOMES CONDOMINIUM" recorded December 8, 2004, as Auditor's File No. 200412080102, records of Skagit County, Washington.

- 1) That portion of said Condominium lying Northerly of Portalis Way and lying Easterly of Unit 33.
- 2) That portion of said Condominium lying Northerly of Unit 28 and lying Southerly of Units 25, 26 and 27 and Easterly of Unit 24.
- 3) That portion of said Condominium lying Westerly of Unit 24 and lying Easterly of Unit 23.
- 4) That portion of said Condominium lying Westerly of Unit 23 and lying Southerly of Unit 22 and lying Southeasterly of Unit 21 and lying Northeasterly of Unit 20.
- 5) That portion of said Condominium lying Southerly of Unit 20 and lying Northerly of Unit 19.
- 6) That portion of said Condominium described as follows: Begin at the Northerlymost corner of Unit 17; thence Southeasterly along the Northeasterly line of Unit 17 to its Easterlymost corner on the Westerly boundary of Portalis Court; thence Northeasterly, Northwesterly and Southwesterly along the boundary of Portalis Court to the Point of Beginning.
- 7) That portion of said Condominium lying Southwesterly of Unit 8 and lying Northerly of Portalis Way and lying Southeasterly of Channel Marker Lane.
- 8) That portion of said Condominium commonly known as Channel Marker Lane being an amended version of Channel Marker Lane as delineated on City of Anacortes Short Plat No. ANA-04-005 recorded November 3, 2004 as Auditor's File No. 200411030031.

TOGETHER WITH any other common areas and parking common areas delineated on said Condominium.