



201604150057

Skagit County Auditor

\$75.00

4/15/2016 Page

1 of

3 10:46AM

When recorded return to:
Rene Pozionbke
12200 Brookwood Circle
Anchorage, AK 99516

Recorded at the request of:
 Guardian Northwest Title
 File Number: A110790

Statutory Warranty Deed

A110790
 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Portalis LLC, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Rene Pozionbke**, an unmarried individual the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Abbreviated Legal:
 Unit 4929, "PORTALIS WEST CONDOMINIUM"

Tax Parcel Number(s): **P122190, 6028-000-929-0000**

Unit 4929, "PORTALIS WEST CONDOMINIUM", according to the Declaration thereof, recorded on February 21, 2014, as Auditor's File No. 201402210119, and any amendments thereto, 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 4/07/2016

Portalis LLC

Allan D. Schroeder
 By: Allan D. Schroeder, Managing Member

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

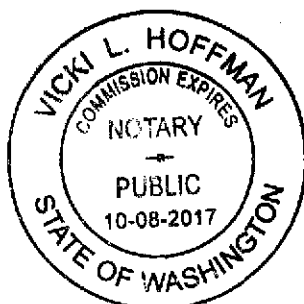
2016/346
 APR 15 2016

Amount Paid \$ 8059.50
 Skagit Co. Treasurer
 By *[Signature]* Deputy

STATE OF Washington }
 COUNTY OF Skagit } SS:

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 he signed this instrument and acknowledged it as the Managing Member of Portalis, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-8-16



Vicki L. Hoffman
 Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Coupeville, Washington

My appointment expires: 10/08/2017

EXHIBIT A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

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. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. ANA 04-005
Recorded: November 3, 2004
Auditor's No.: 200411030031

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Portalis Townhouses Condominium
Recorded: December 16, 2005
Auditor's No.: 200512160095

Said instrument was modified by instrument recorded July 25, 2007, under Auditor's File No. 200707250074.

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey
Recorded: January 11, 2007
Auditor's No.: 200701110083

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, 2007, under Auditor's File No. 200707250080.

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Portalis West Condominium
Recorded: February 21, 2014
Auditor's No.: 201402210119

Said instrument was modified by instrument recorded September 18, 2015, under Auditor's File No. 201509180116.

H. 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: February 21, 2014
Auditor's File No.: 201402210120

Said instrument was modified by instrument recorded September 18, 2015, under Auditor's File No. 201509180117.

I. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Dated: July 2, 2014
Recorded: July 14, 2014
Auditor's No.: 201407140102
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

J. 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.