



201608260143

Skagit County Auditor

\$75.00

8/26/2016 Page

1 of

3

1:24PM

When recorded return to:

Richard M. Chambers and Kristen N. Chambers  
4501 Anaco Beach Road  
Anacortes, WA 98221

Recorded at the request of:

File Number: A111579

POOR ORIGINAL

## Statutory Warranty Deed

A111579  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Portage Lane Holdings, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Exchange, in hand paid, conveys and warrants to GRANTEE Richard M. Chambers\* and Kristen N. Chambers, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

\*Jr.

Abbreviated Legal:

Lots 1 - 5, Block 5, Beale's Maple Grove Addn.

For Full Legal See Attached Exhibit "A"

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 described in Exhibit "B" attached hereto

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 3762

AUG 26 2016

Tax Parcel Number(s): P56598, 3775-005-004-0002

Dated 8/09/2016

Portage Lane Holdings LLC

Amount Paid \$ 12,821.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

*Cesar Scolari*  
By: Cesar Scolari, Manager

*Juliette A. Scolari*  
By: Juliette A. Scolari, Manager

STATE OF CALIFORNIA  
COUNTY OF ORANGE ) SS:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of ORANGE )On AUGUST 12TH 2016 before me, HORMOZ DALAEI NOTARY PUBLIC

Date

Here Insert Name and Title of the Officer

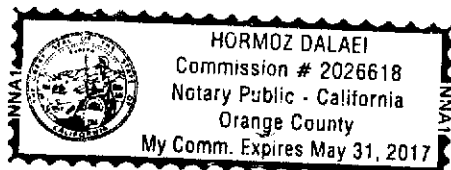
personally appeared CESAR R. SCOLARI AND JULIETTE A. SCOLARI

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

## **EXHIBIT A**

### **PARCEL A:**

Lots 4, 5 and the West Half of Lot 3 in Block 5, BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington;

TOGETHER WITH the North Half of the vacated alley adjacent thereto, as would attach by operation of law.

Situated in Skagit County, Washington.

### **PARCEL B:**

Lots 1 and 2 and the East Half of Lot 3, Block 5, BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington;

TOGETHER WITH the North Half of the vacated alley adjacent thereto, as would attach by operation of law.

Situated in Skagit County, Washington.

## EXHIBIT B

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Nettie Morrison and Joseph Morrison, her husband  
Recorded: July 1, 1920  
Auditor's No.: 143165  
Purpose: Constructing and maintaining a sewer drain  
Area Affected: Exact location undisclosed of record

#### B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Telephone Company, its successors and assigns  
Recorded: June 26, 1926  
Auditor's No.: 195374  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Area Affected: Exact location undisclosed of record

#### C. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: November 5, 1956  
Auditor's No.: 543749

#### D. Public or private easements, if any, lying within vacated portions.

#### 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: April 9, 1993  
Auditor's No.: 9304090043