

When recorded return to:
Donald E. Winget and Constance F. Miller
4920 Portalis Way
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A112399



Skagit County Auditor
9/15/2016 Page

1 of

\$75.00
3 10:26AM

Statutory Warranty Deed

A1123AA
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Donna J. Morgan, an unmarried woman for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Donald E. Winget and Constance F. Miller, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

**individually and as surviving spouse of Robert D. Morgan*

Abbreviated Legal:

Unit 8, Portalis Island Homes Condominium

Tax Parcel Number(s): **P122163, 4847-000-008-0000**

Unit 8, "PLANS OF PORTALIS ISLAND HOMES CONDOMINIUM", recorded December 8, 2004 as Auditor's File No. 200412080101 pursuant to "DECLARATION FOR PORTALIS HOMES CONDOMINIUM", recorded December 8, 2004, as Auditor's File No. 200412080102, 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 described in Exhibit "A" attached hereto

Dated 9/07/2016

Donna J. Morgan

Donna J. Morgan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164144
SEP 15 2016

Amount Paid \$ *11,575.00*
Skagit Co. Treasurer
By *mem* Deputy

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Donna J. Morgan, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-10-16

LYNN M. DIAK

Printed Name:

Notary Public in and for the State of

Washington

Residing at Anacortes, WA 98221

My appointment expires: 9-9-17

EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

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: Plans of Portalis Island Homes Condominium
Recorded: December 8, 2004
Auditor's No.: 200412080101

E. 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 8, 2004
Auditor's File No.: 200412080102

Terms and conditions of Transfer of Special Declarant Rights, recorded December 8, 2004, under Skagit County Auditor's File No. 200412080103.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 13, 2008
Recorded: August 15, 2008
Auditor's No.: 200808150146

Order No:

F. 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.

G. Any tax, fee, assessments or charges as may be levied by Portalis Island Homes Condominium Association.

H. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of:

Portalis Island Home Condominium
Association, a Washington non-profit
corporation

Recorded:

November 16, 2015

Auditor's No.:

201511160219

For:

Non-exclusive easement for pedestrian ingress
and egress