



201610200004

When recorded return to:  
 William S. Mancha and Dorothea S. Mancha  
 1565 Bryce Park Loop  
 Lynden, WA 98264

Skagit County Auditor \$75.00  
 10/20/2016 Page 1 of 3 10:15AM

Recorded at the request of:  
 Guardian Northwest Title  
 File Number: A112676

## Statutory Warranty Deed

**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 **William S. Mancha and Dorothea S. Mancha**, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
 Unit 4933, Portalis West Condominium

GUARDIAN NORTHWEST TITLE CO.

A112676

Tax Parcel Number(s): P132842, 6028-000-933-0000

Unit 4933, "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 10/17/2016

Portalis LLC

By: Allan Schroeder, Managing Member

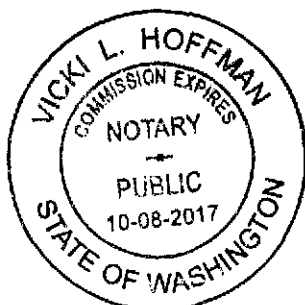
SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX  
 2016 4779  
 OCT 20 2016

Amount Paid \$9350.<sup>00</sup>  
 Skagit Co. Treasurer  
 By [Signature] Deputy

STATE OF Washington }  
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Allan 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: 10-18-16



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.