

When recorded return to:

Paul K. Johnston

4912 Channel Marker Lane
Bremerton WA 98321

Recorded at the request of:

Guardian Northwest Title

File Number: A1 2829



201706150023

Skagit County Auditor

\$75.00

6/15/2017 Page

1 of

3 10:29AM

Statutory Warranty Deed

A112829
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Portalis Limited Liability Co., 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 Paul K. Johnston, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 11, Portalis Island Homes Condo

Tax Parcel Number(s): P122166, 4847-000-011-0000

Unit 11, "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 per Exhibit "A" attached hereto

Dated

June 13, 2017

Portalis LLC

By: Al Schroeder, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 2623

JUN 15 2017

Amount Paid \$ 10,240.00
Skagit Co. Treasurer
By M. M. Deputy

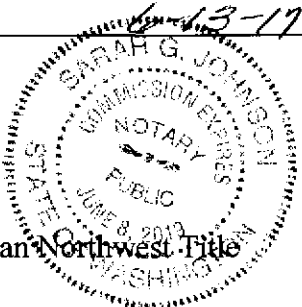
STATE OF Washington

COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Al Schroeder is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member his of Portalis, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

6-13-17



Guardian Northwest Title

Notary Public in and for the State of Washington

Residing at Oak Harbor

My appointment expires: 6-8-19

Exhibit "A"

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

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.