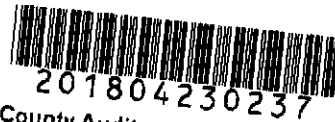


When recorded return to:

Mark S. Millman and Teresa H. Cosgrove
4914 Channel Marker Lane
Anacortes, WA 98221



201804230237
Skagit County Auditor
4/23/2018 Page

1 of

\$78.00
5 3:36PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034064

CHICAGO TITLE

620034064

STATUTORY WARRANTY DEED

THE GRANTOR(S) Portalis LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Mark S. Millman and Teresa H. Cosgrove, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Unit(s): 10 PORTALIS ISLAND HOMES CONDOMINIUM

Tax Parcel Number(s): P122165 / 4847-000-010-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181638
APR 23 2018

Amount Paid \$11,842.00
Skagit Co. Treasurer
By *ham* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: April 13, 2018

Portalis LLC

BY:

Allan Schroeder
Manager

State of

Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Allan Schroeder
is the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was authorized to execute the instrument and acknowledged it as the manager of Portalis LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

4-16-18

Name:

Teresa D. Varnes
Notary Public in and for the State of WA

Residing at:

1100 1st St
My appointment expires: 5/29/19

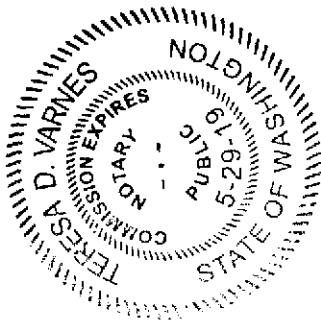


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122165 / 4847-000-010-0000

Unit 10, PLANS OF PORTALIS ISLAND HOMES CONDOMINIUM, according to the Declaration recorded December 8, 2004, under Auditor's File No. 200412080102, records of Skagit County, Washington and any amendments thereto, and Survey Map and Plans recorded December 8, 2004, under Auditor's File No. 200412080101, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Right of way including the terms, covenants and provisions thereof as granted by instrument;
Recorded: January 10, 1890
Volume and Page: Volume 9 of Deeds, pages 266 and 267
In Favor Of: The Seattle and Northern Railway Company
For: Railway purposes
Affects: A 100 foot strip as located and graded upon, through, over and across the Southwest Quarter of said Section 22
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 15, 2003
Auditor's No.: 200307150202, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: A strip of land ten in width with five feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to grantee
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 29, 2004
Auditor's No(s).: 200409290021, records of Skagit County, Washington
In favor of: Comcast of Washington IV, Inc.
For: Broadband Communications System
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. ANA-04-005:

Recording No: 200411030031
5. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: December 8, 2004
Auditor's No.: 200412080102, records of Skagit County, Washington

And in Amendments thereto

EXHIBIT "B"

Exceptions (continued)

Recorded: August 15, 2008
Auditor's No.: 200808150146, records of Skagit County, Washington

6. Terms, conditions, and restrictions of that instrument entitled Transfer of Special Declarants Rights;
Recorded: December 8, 2004
Auditor's No(s): 200412080103, records of Skagit County, Washington
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLANS OF PORTALIS ISLAND HOMES CONDOMINIUM:

Recording No: 200412080101
8. Sanitary Sewer Utility Easement including the terms, covenants and provisions thereof

Recording Date: February 2, 2018
Recording No.: 201802020103
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Anacortes.
11. Assessments, if any, levied by Portalis Island Homes Condominium Association.