

WHEN RECORDED RETURN TO:

Name: James J. Fraioli
Address: 445 94th Ave. SE
Bellevue, WA 98004



201901280098

01/28/2019 01:44 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

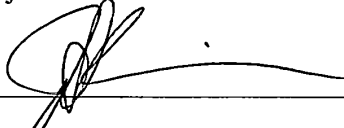
STATUTORY WARRANTY DEED

GRANTOR: James O. Fraioli, a single man
GRANTEES: James J. Fraioli and Karin L. Fraioli, husband and wife
Abbr. Legal: Unit 4901, PORTALIS HOMES CONDOMINIUM
Tax Parcel No: P123901/4937-000-901-0000

The GRANTOR, James O. Fraioli, a single man, for and in consideration of love and affection conveys and warrants to James J. Fraioli and Karin L. Fraioli, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor herein: Unit 4901, PORTALIS TOWNHOMES CONDOMINIUM, according to the Declaration thereof recorded December 16, 2005, under Auditor's File No. 200512160090, records of Skagit County, Washington and any amendments thereto; Situated in Skagit County, Washington.

Tax Account Number: P123901/4937-000-901-0000

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


STATE OF WASHINGTON

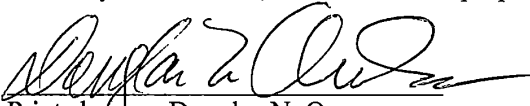
ss.

County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 282
JAN 28 2019

Amount Paid \$0
Skagit Co. Treasurer
By *Yam* Deputy

On this 22nd day of January, 2019, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared James O. Fraioli, known to me to be the individual described in and who executed the within instrument and he acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes herein mentioned.



Printed name: Douglas N. Owens
Notary Public in and for the State of Washington
Residing at Anacortes. My commission
Expires May 18, 2020.

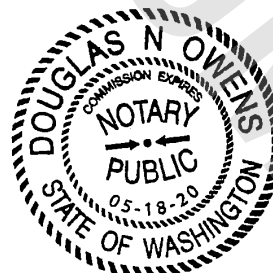


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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
2. 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
3. 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
4. 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 feet 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
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 16, 2005
Auditor's No: 200512160096, records of Skagit County, Washington
And in Amendments thereto

Recorded: July 25, 2007

Auditor's No: 200707250080, records of Skagit County, Washington

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants 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 applicable law, as set forth on PORTALIS HOMES CONDOMINIUMS:

Recording No: 200512160095

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants 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 applicable law, as set forth on AMENDMENT TO THE SURVEY MAP AND PLANS FOR PORTALIS TOWNHOMES CONDOMINIUM:

Recording No: 200707250074

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Washington, Department of Transportation
Purpose: Temporary easement providing work area for adjacent highway construction-related activities
Recording date: November 3, 2016
Recording No: 201611030038
Affects: Portion of said plat

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 Townhomes Condominium Association