

201902280145

02/28/2019 03:58 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:

Linda D. Clayton and Michael A. McCrain
1415 Commercial Avenue
Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED *18-1268*

THE GRANTOR(S) Portalis Limited Liability Co., a Washington limited liability company,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Linda D. Clayton and Michael A. McCrain, wife and husband

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF. *UNIT 1 PORTALIS WEST CONDO.*

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 "B" attached hereto

Tax Parcel Number(s): P134465 & 6057-000-001-0000

Dated: *February 28, 2019*

Portalis Limited Liability Co., a Washington limited liability company

Allan Schroeder
Allan Schroeder, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019.719
FEB 28 2019

Amount Paid \$ *10,658.30*
Skagit Co. Treasurer
By *mm* Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

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, on oath stated that he is authorized to execute the instrument and acknowledged it as the Managing Member of Portalis Limited Liability Co., a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 28 February day of March, 2019

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020

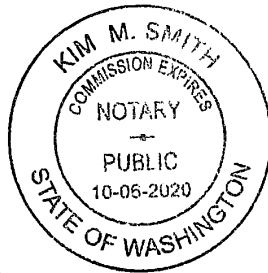


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4934 Channel Marker Terrace, Anacortes, WA 98221
Tax Parcel Number(s): P134465 & 6057-000-001-0000

Property Description:

Unit 1, "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.

Statutory Warranty Deed
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EXHIBIT B

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1. 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

2. 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

3. 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

4. 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.

5. 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

6. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43Statutory Warranty Deed
LPB 10-05

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and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"

7. 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.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

8. 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 and September 11, 2018, under Auditor's File Nos. 201509180116 and 201809110055.

9. 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 and September 11, 2018, under Auditor's File Nos. 201509180117 and 201809110054.

10. 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

11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: LN Ship Harbor Inn, Inc. and to Cascade Natural Gas Corporation, and their respective successors
Recorded: March 14, 2013
Auditor's No. 201303140091
Purpose: Utility easement

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Said easement amends an easement shown on the face of Short Plat ANA 04-005

12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a Washington Corporation

Recorded: October 1, 2015

Auditor's No. 201510010062

Purpose: Natural gas pipeline

Area Affected: A 10 foot wide strip of land